



**BUILDING PLOTS  
FAEBUIE, CULNAKIRK  
DRUMNADROCHIT**



*2 Serviced Building Plots With Full  
Planning Permission & Extra Ground  
With Plot Potential Available*

*Available Separately  
Or As A Whole*

**GUIDE PRICE £95,000 PER PLOT**

YORK HOUSE  
20 CHURCH STREET  
INVERNESS

TELEPHONE  
01463 253911

[www.propertyinverness.com](http://www.propertyinverness.com)



## DESCRIPTION

The subject comprise two building plots available as a whole or individually, which have full planning permission (REF:09/00199REMIN & 09/00200/FULIN), with a third area of ground having plot potential (subject to local authority consent), which can be included in the sale subject to negotiation if bought as a whole. The total area extends to approximately 2.85 acres (1.15HA), with plot 2 extending to around 0.94 acre and plot 1 expected to be around 1 acre. Exact boundaries have yet to be defined at this stage and will depend upon purchaser's requirements to an extent. Power and water supplies are believed to be in place and drainage would be to a waste water treatment unit with reed bed.

## LOCATION

Nicely positioned, the plots are surrounded by countryside, with just one property within sight. The picturesque village of Drumnadrochit is just over 2 miles away and appreciates a wide range of amenities including supermarket, post office, GP surgery, primary and secondary schools as well as several restaurants,

hotel and petrol station. Drumnadrochit is a thriving tourist destination being home to the Loch Ness Monster Exhibition Centre and offers a host of outdoor activities including boat trips, fishing, horse riding, walking etc. The world famous Loch Ness and Urquhart Castle with visitor centre is also short drive away. Inverness is approximately 18 miles away

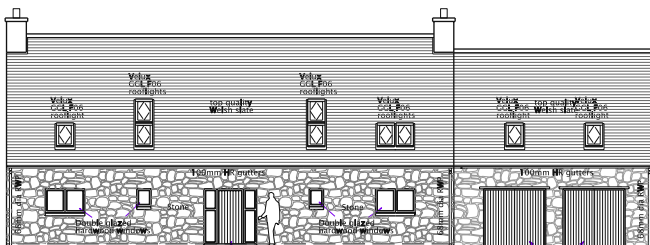
## DIRECTIONS

From Inverness take the A82 road to Drumnadrochit and then on entering the village take the A831 road (on the right) to Glenurquhart. Follow this road along passing the village of Milton on the right. Directly after the national speed limit sign, take the right hand turn sign-posted for Beauly. Continue up the hill for just over 1 mile (passing the turn off to Culnakirk Farm on the right) and then take the first turn off to the left over a cattle grid and the entrance to the plots is to the right.

## COMMENT

This is an ideal opportunity to acquire a good sized plot set in a rural location within easy reach of the popular village of Drumnadrochit.

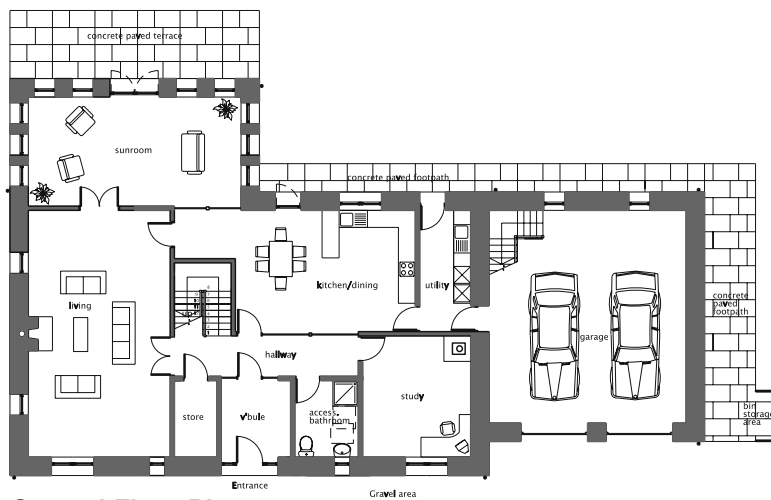
### PLOT 1



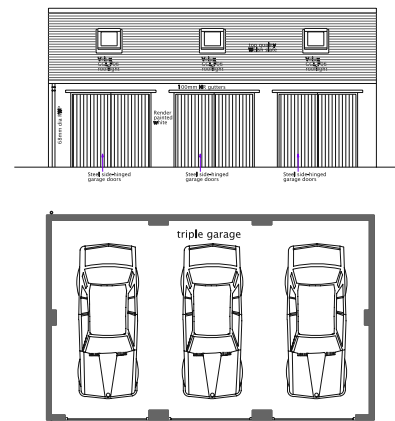
North East Elevation



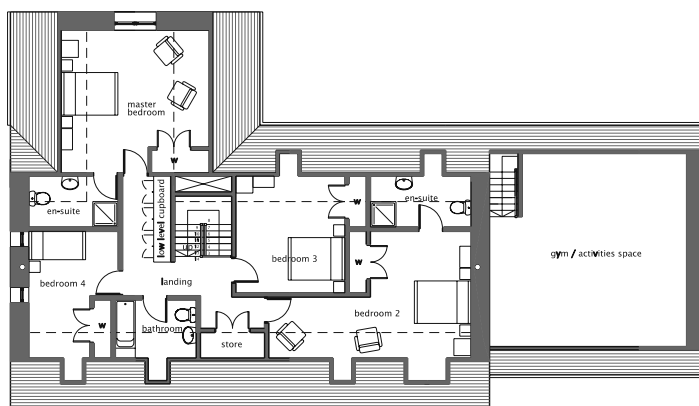
South West Elevation



Ground Floor Plan



Triple Garage

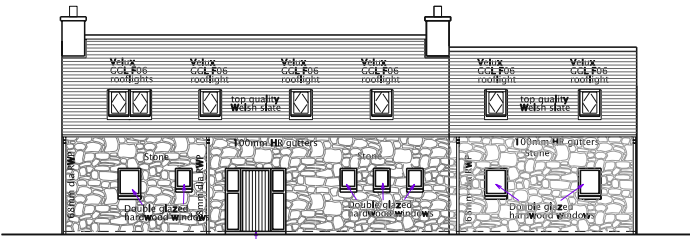


First Floor Plan

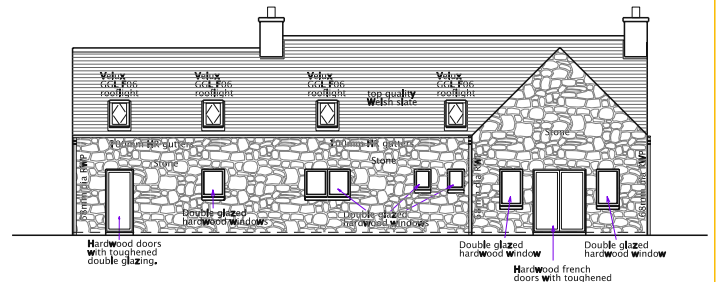
390SQM (INTERNAL GROSS FLOOR AREA)



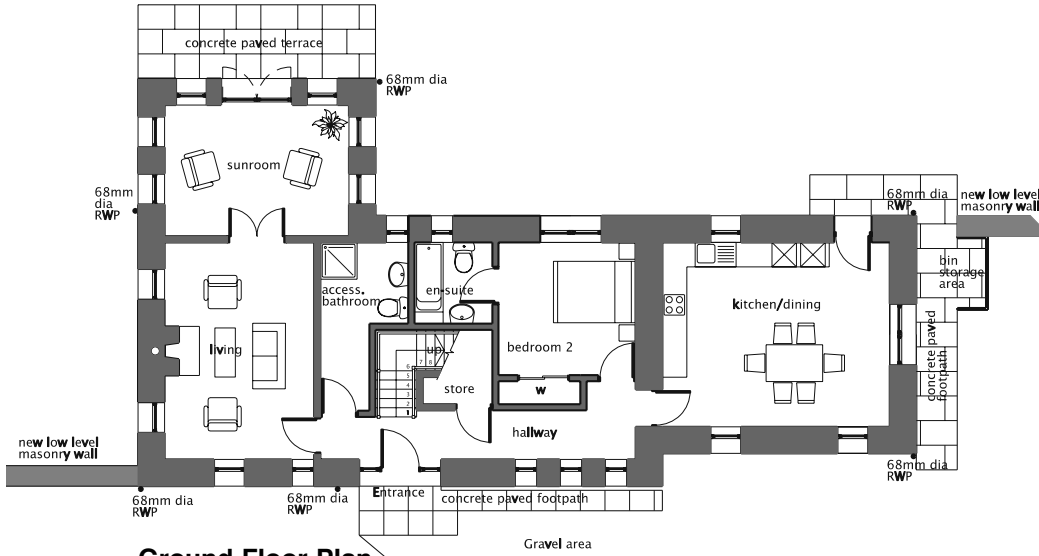
# Plot 2



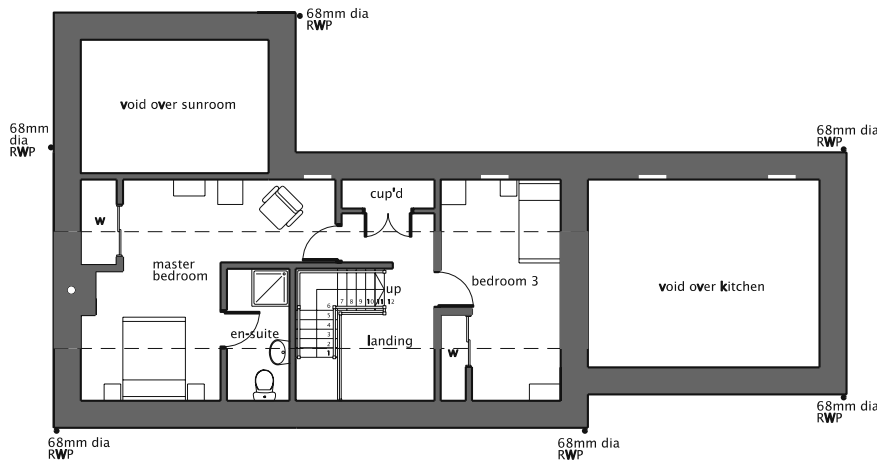
**South East Elevation**



**North West Elevation**

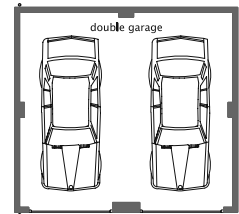
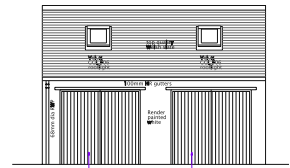


**Ground Floor Plan**



**First Floor Plan**

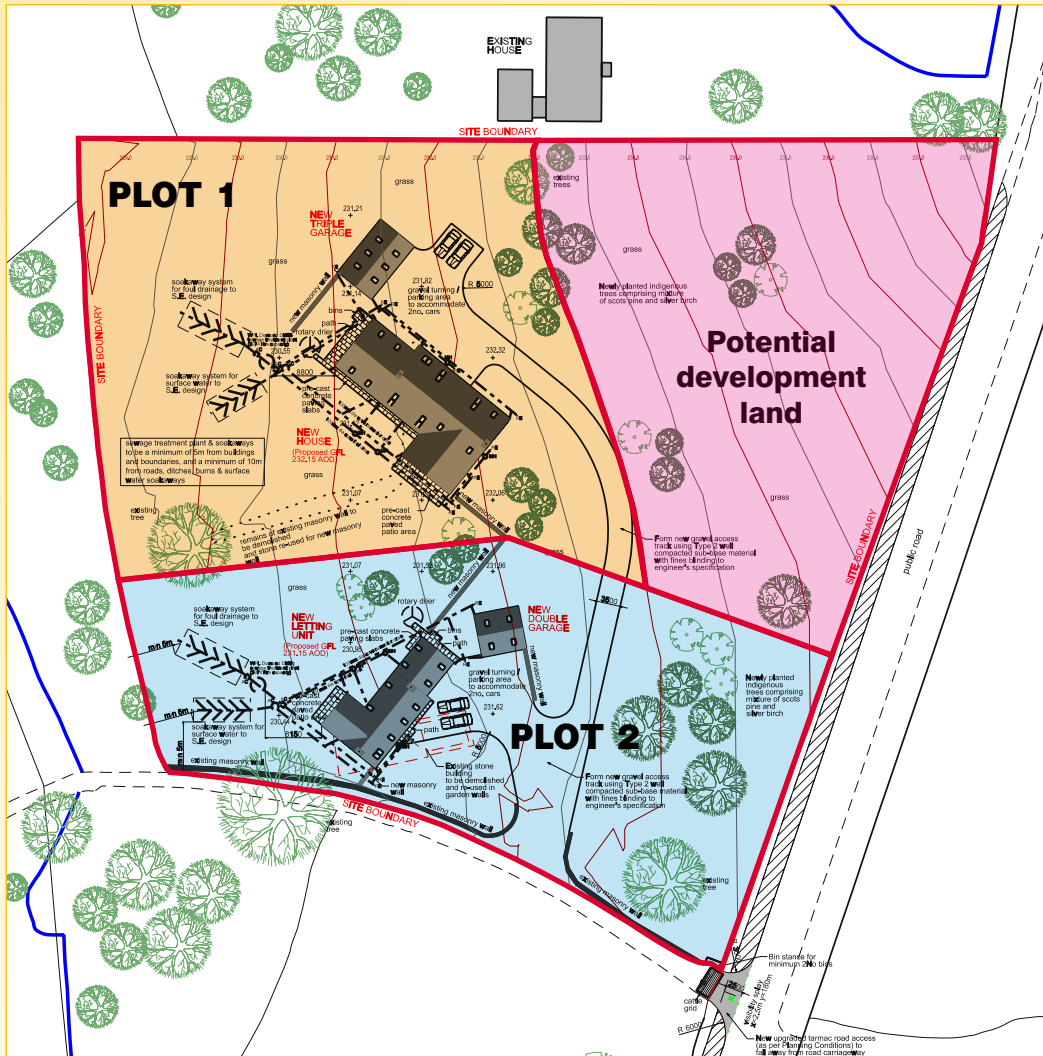
**162SQM (INTERNAL GROSS FLOOR AREA)**



**Double Garage**

**Outlook from Plot 2**





## VIEWINGS

Interested parties are invited to visit the site. **Please note: There is a derelict building on-site and viewers should be aware that if they enter this building they do so at their own risk.**

## REFERENCE: JD.LFB

## OFFERS

All offers must be submitted in an envelope marked "OFFER FOR PLOT @ FAEBUIE, CULNAKIRK."

## ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.  
Tel: (01463) 236123.  
Fax: (01463) 711083  
E-MAIL: [lburns@solicitorsinverness.com](mailto:lburns@solicitorsinverness.com)



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### THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

