

**Croft & Plot 70m South Of Suilven  
Gorthleck  
IV2 6YS**



A croft extending to approx. 4 acres with a de-crofted building plot that extends to approximately 0.3 acres that has outline planning permission for the erection of a dwelling house and which is in a rural location enjoying views over the surrounding countryside, yet is only approximately 2 miles from the village of Gorthleck, 3 miles from the village of Foyers and 22 miles from the City of Inverness. Electricity and water can be found on site.

**OFFERS OVER £75,000**

HSPC Reference: 56798

**The Property Shop**, 47 Church Street, Inverness  
**Telephone:** 01463 225 533      **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)



#### **PROPERTY**

This croft which extends to approx. 4 acres and incorporates a de-crofted building plot which has electricity and water on site and enjoys views over the surrounding countryside. The plot extends to approximately 0.124 Hectares/ 0.3 acres or thereby, it has planning permission in principle for the erection of a dwelling house. The Highland Council planning reference is 11/02093/PIP and details of it can be found on the Highland Council's web-site via the e-planning pages. A trial pit investigation has been carried out on the 15th of April 2013 and a copy the report is available upon request. An application for the discharge of sewage effluent was granted by the Scottish Environment Protection Agency on the 19th September 2013.

#### **LOCATION**

The area is renowned for its natural beauty, abundance of wildlife and has an area where many

outdoor pursuits can be enjoyed. Local amenities in Gorthleck include a primary school and there is a shop/post office and tea-room, hotel, public house, nursery and doctors surgery all available in Foyers. There is a general store and post office in Inverarnie and restaurants and public houses in Dores and Whitebridge. Fort Augustus is approximately 13 miles from the property and Inverness is approximately 20 miles. There is a regular bus service from Gorthleck to Inverness where a more comprehensive range of shops and services can be found.

#### **PLANNING PERMISSION**

Planning permission reference 11/02093/PIP

#### **VIEWING**

Viewers are invited to visit the croft/plot at their own convenience.

#### **POSTCODE**

IV2 6YS

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Munro & Noble**

**These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.**