



Bruiach Steading Development, Kiltarlity



STRUTT & PARKER
BNP PARIBAS GROUP 

Bruiach Steading Development

Kiltarlity, Inverness-shire

IV4 7BB

An extremely rare opportunity to purchase a choice of 5-individual prime building plots and a traditional steading with planning consent for 4-units set in a highly desirable and scenic location in Inverness-shire

Inverness 13 miles, Inverness Airport 22 miles

The subjects are available for sale as a whole or in lots

The property

The sale of Bruiach Steading and land is a fantastic opportunity to purchase individual residential building plots (x5 plots) together with a traditional steading (x4 units) with planning consent, located to the west of Inverness in the stunning scenery of Kiltarlity. The plots are easily accessed from the main road network, which provides easy access into the City of Inverness. All of the plots are sold with access to services and are available immediately. The steading has planning consent for 4-residential units and provides a fantastic opportunity for an independent developer to create four self-contained individual units. The planning reference is 12/00603/MS and is extant due to ground works having been started. Further details from selling agents. The subjects area available for sale as a whole in one Lot (Steading and Plots) or can be purchased as individual lots (4 units within steading available as one lot). A planning review document is available from the joint selling agents on request.

Plot Number	Unit No. of Bedrooms	Asking Price
1	2	£70,000
2	2	£70,000
3	4	£85,000
3	4	£85,000
5	4	£85,000
Steading (4 x units)	Various	£175,000

Location

The surrounding area offers some of the most spectacular scenery in the Highlands and as such offers a host of outdoor pursuits including hill walking, golfing, fishing with stalking and shooting available nearby. Kiltarlity has its own primary school, Tomnacross, and secondary schooling is available in Inverness and there is also a thriving local community with a host of local clubs and organisations. The city of Inverness is the main business and commercial centre for the Highlands and provides an extensive range of high street shopping, leisure and entertainment facilities in addition to main line rail links to the south. The property makes the ideal rural retreat for the commuter located only 13 miles from Inverness and 22 miles from Inverness Airport. The Airport provides regular domestic and European flights.





Directions

From Inverness take the A862 and then the A833 to Kiltarlity. The property is found on the left passed the centre of the village.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

Architect: GHJ Johnston Building Consultants Ltd, Willow House, Stoneyfield Business Park, Inverness, IV2 7PA, www.ghjohnston.co.uk

Services: The sites are sold with access to services available on the following basis:
Mains water, private drainage, mains electricity. Connection to services will be undertaken by the seller for a connection fee. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Tenure: Freehold
Asking price - From £70,000

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