



# Land at Pitkerrald

Pitkerrald Road, Drumnadrochit



## A rare opportunity to purchase a block of grazing land extending to approximately 13.33 acres (5.39 Ha)

An attractive block of grazing land close to Drumnadrochit with some development potential (subject to obtaining planning consent) available as a whole or in 2 lots.



**13.33 ACRES  
(5.39 HA)**



**RURAL**



**OFFERS OVER  
£225,000**

### The property

The land for sale extends to a total area of approximately 13.33 acres (5.39 ha) and comprises an attractive mix of ploughable and grazing land. The land is graded mainly as 3.2 and 4.1 by the James Hutton Institute which makes it very suitable for fodder crops and grazing. The land lies at an elevation of approximately 30m and 50m above sea level and is gently undulating and runs down to the banks of the River Enrick. Both lots 1 & 2 are accessible via gates from the unclassified public road which bisects the land.

The land may have some development potential subject to applying for and obtaining the necessary planning consent through the local authority – [www.highland.gov.uk](http://www.highland.gov.uk).

Lot 1 – Offer over £150,000

Approximately 9.34 acres (3.78 Ha) of arable & grazing land

Lot 2: Offers over £75,000

Approximately 3.99 acres (1.61 Ha) of arable & grazing land.

The Whole – Offers over £225,000

### Location

The property is located around 0.3 miles to the west of Drumnadrochit village centre and whilst it is in a truly rural location, Inverness, the capital and business centre of the Highlands, is only 15 miles away to the east.

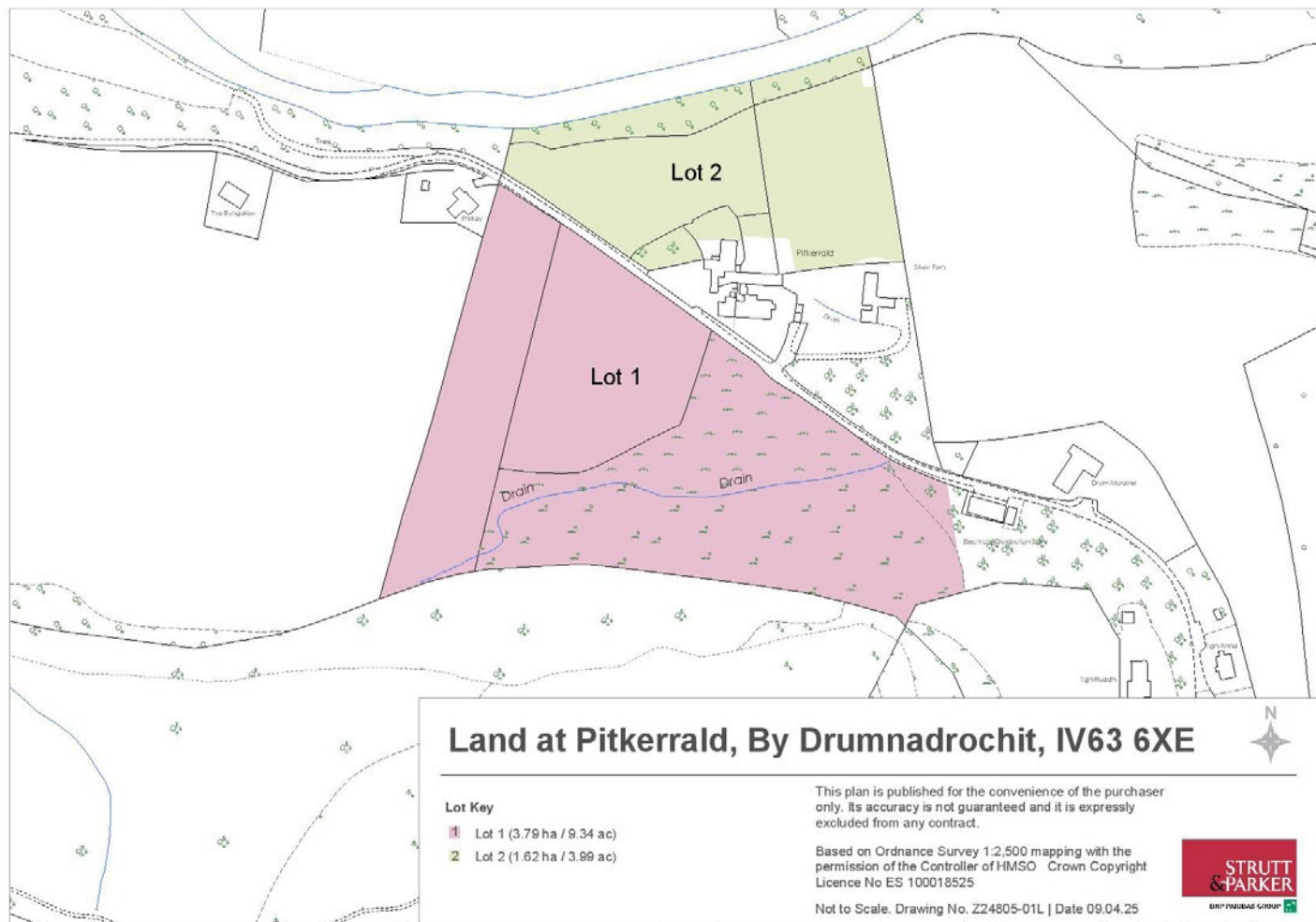
Drumnadrochit provides a good range of local shops and amenities including post office, medical centre, garages, hotels, primary and secondary schools. The area is famous for its association with Loch Ness and is an excellent point from which to explore the Highlands with its unspoilt hillsides providing a haven for plants and wildlife and excellent rural sporting opportunities. Inverness Airport has regular daily flights to London, Manchester, Birmingham, Bristol and other UK and European destinations.











## Directions

Post Code: IV63 6XE

what3words: ///dancer.dream.digs

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Method of Sale and Tenure:** The Property is offered for sale with vacant possession as a whole or in 2 lots.

**Sporting Rights:** The sporting rights are in hand

**Mineral Rights:** These are included in the sale in so far as they are owned.

**Rights of Way and Access:** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

## Inverness

Castle House, Fairways Business Park, IV2 6AA

**01463 719171**

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## Rennie Property Consultants

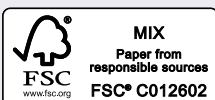
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