



Indicative Only

Residential Development Site

Land to south of Millbank Road, Munlochy, Highland



# Land to south of Millbank Road, Munlochy, Highland

Residential Development Opportunity with Full Planning Permission in place for 15 houses.

## Location

The village of Munlochy, on the picturesque Black Isle, is a popular rural village with a range of amenities and services. Situated some 8 miles from Inverness, and 14 miles from Inverness Airport, the location is ideal for those commuting to Inverness or travelling further afield. Munlochy is served by a Village Store, Gourmet Bar, Doctors Surgery and a Primary School. Secondary Schooling is at Fortrose Academy 6 miles to the east.

## Description

The site measures some 1.01ha (2.49acres) and has a gradual fall from the north to the south. The site is surrounded on three sides by established mature planting which is to be retained (where feasible – see further details in the Planning section) in the development, with a minor watercourse running along the east, west and southern boundaries. Access is taken from the north, through the current car park which

## Perth

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is to be retained, and extended (brown on the plan).

## Planning

Highland Council has granted Full Planning Permission (Ref: 18/00229/FUL) for "Layout and servicing of land for 15 residential units (including 4 affordable), a site for commercial development and extension of the car park" subject to conditions and a S75 Legal Agreement (relating to the delivery of the affordable housing). The submitted scheme (not approved) comprised 4 x 4 bed detached (GFA 180sqm), 7 x 3 bed detached (GFA 113sqm) and 4 x 3 bed semi-detached affordable houses (GFA 90sqm) the full range of affordable solutions are available for this. A copy of the approved plans, decision notice and S75 Agreement are available on request from the selling agents.

The Commercial development is not linked in any way (by either condition, or S75) to the delivery of the housing, and is being marketed separately for sale. As part of the residential

development, purchasers will be expected to provide services and utilities for the Commercial Development, or in lieu of that, a residential development of 1 or 2 homes and leave connections with capacity available at the edge of the site. Rights of access will be retained to form an access to the rear of the Mill from the private drive fronting plots 3 & 4, and to the east of the site for potential future development.

**General:** Mains water, mains sewerage and electricity are available on site.

**Proposals:** The vendor is inviting offers for this property at this stage. Proposals should set out Price, Payment Profile, initial layout and design proposal (including housetypes, and materials), any conditions to be discharged, timescale for discharging any suspensive conditions, and provide details of the Purchasing Party.

**Viewing:** The site is visible from the public highway, however, entry to the site can be arranged by prior appointment with Peter Graham Associates (01343 862969)

**VAT:** The site has not been elected for VAT.

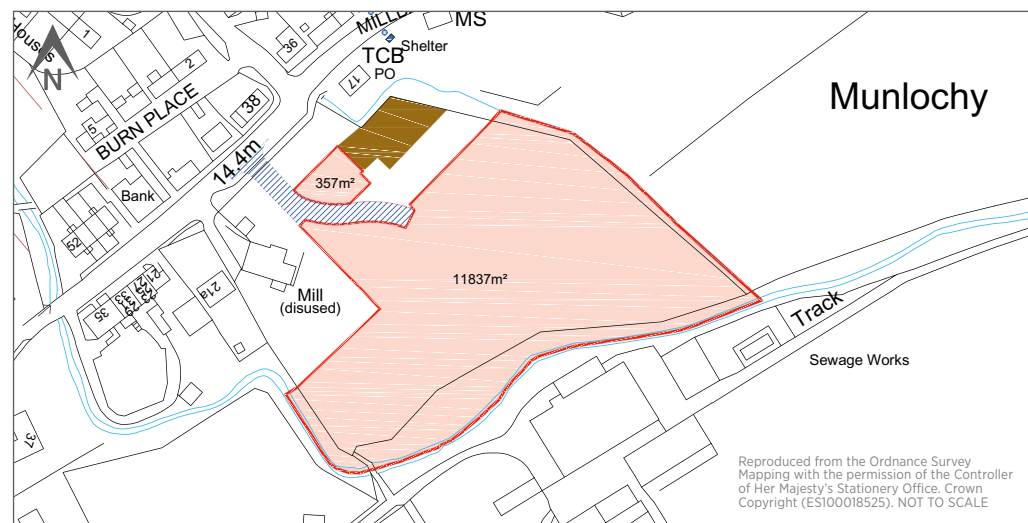
**Possession:** Vacant possession will be given on completion.

**Offers:** Offers are sought for the freehold/heritable interest in the property. Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker LLP, 5 St John Street, Perth, PH1 5SP. Parties should formally note their interest with the selling agents so that they are informed of any Closing Date that may be set. Each party will be responsible for their own legal costs. The Purchaser will be responsible for LBTT, registration dues, and any VAT incurred in connection with the transaction.

**Closing Date:** A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.

**Legal Costs:** Each party will be responsible for their own legal costs.

**Further Information:** Please contact John Wright: 01738 783352  
Euan MacCrimmon: 01463 723593



**IMPORTANT NOTICE**  
Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2019. Particulars prepared September 2019. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.