

Dores 4 miles



Inverness (centre) 5 miles

RESIDENTIAL DEVELOPMENT PLOTS

SCANIPORT, BY INVERNESS

A rare opportunity to acquire a plot in the Scaniport area, within a proposed development of five houses. The generously sized plots all benefit from Outline Planning Permission for the erection of a detached dwelling house. Very desirable rural location with convenient commute to Inverness.

Offers invited in the region of £145,000 per plot.

BOWLTS

DIRECTIONS

Take the B862 road from Inverness towards Dores. Approximately three miles from Inverness, shortly after you pass a road sign for Scaniport, there is a turning on the left. The proposed development, which was formerly the Scaniport caravan site, is located on the opposite side of the B862.

Please take care when parking and crossing the road.

AMENITIES

The plots are situated in a very attractive, rural, yet accessible location with views across the surrounding open farmland and across to the Great Glen.

The plots are approximately five miles from Inverness and four miles from the village of Dores, whilst Inverness airport is within easy reach. The location offers easy commuting to Inverness by car, but also along the NCN78 cycle path which runs directly past the development.

There are excellent services in Inverness. Schooling is available nearby, including Auldourie Primary, and there are numerous secondary schools in Inverness. There are also a number of independent schools in the area.

The area is famous for its assorted countryside and mild climate. The hills and moors offer delightful, varied walks as well as traditional rural pursuits.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Tel: 01349 886606 // www.highland.gov.uk

POSTCODE

The postcode for the plots is IV2 6DL.

SITE AND PLANNING PERMISSION

Planning in Principle (reference: 17/02446/PIP) was granted on 16th October 2018. Full Planning Permission (reference: 19/03709/FUL) was granted on 15th October 2019 for the design and construction of the development access road.

SERVICES

- Water - a connection to an existing private borehole water supply will be taken to the boundary of each plot at the vendor's expense. Purchasers will be responsible for a contribution towards maintenance of the supply on an annual basis in all time coming.
- Electricity - a mains electricity connection will be installed to the boundary of each plot at the vendor's expense.

- Drainage - private septic tanks and soakaway systems are to be installed by the purchasers within each plot. Percolation tests have been undertaken and details of suggested drainage arrangements can be provided to interested parties.

ACCESS

A new hardcore access road is to be created between the development and the B862 road. This will incorporate a surfaced service bay, waste collection and storage area, as well as satisfying the visibility criteria detailed in the Planning Permission.

BOUNDARIES

Purchasers will be obliged to erect, at their expense, a wall or fence around each plot and future maintenance will be carried out at their cost. Where boundaries are common with other plots, maintenance shall be on a shared basis.

NAMING

It is proposed that the new development will be named "Nesspark", a historical name associated with the adjoining farm. This is subject to approval by the local authority.

VIEWING

Interested parties may view the plots by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers in the region of £145,000 (ONE HUNDRED AND FORTY-FIVE THOUSAND POUNDS) sterling are sought for each plot.

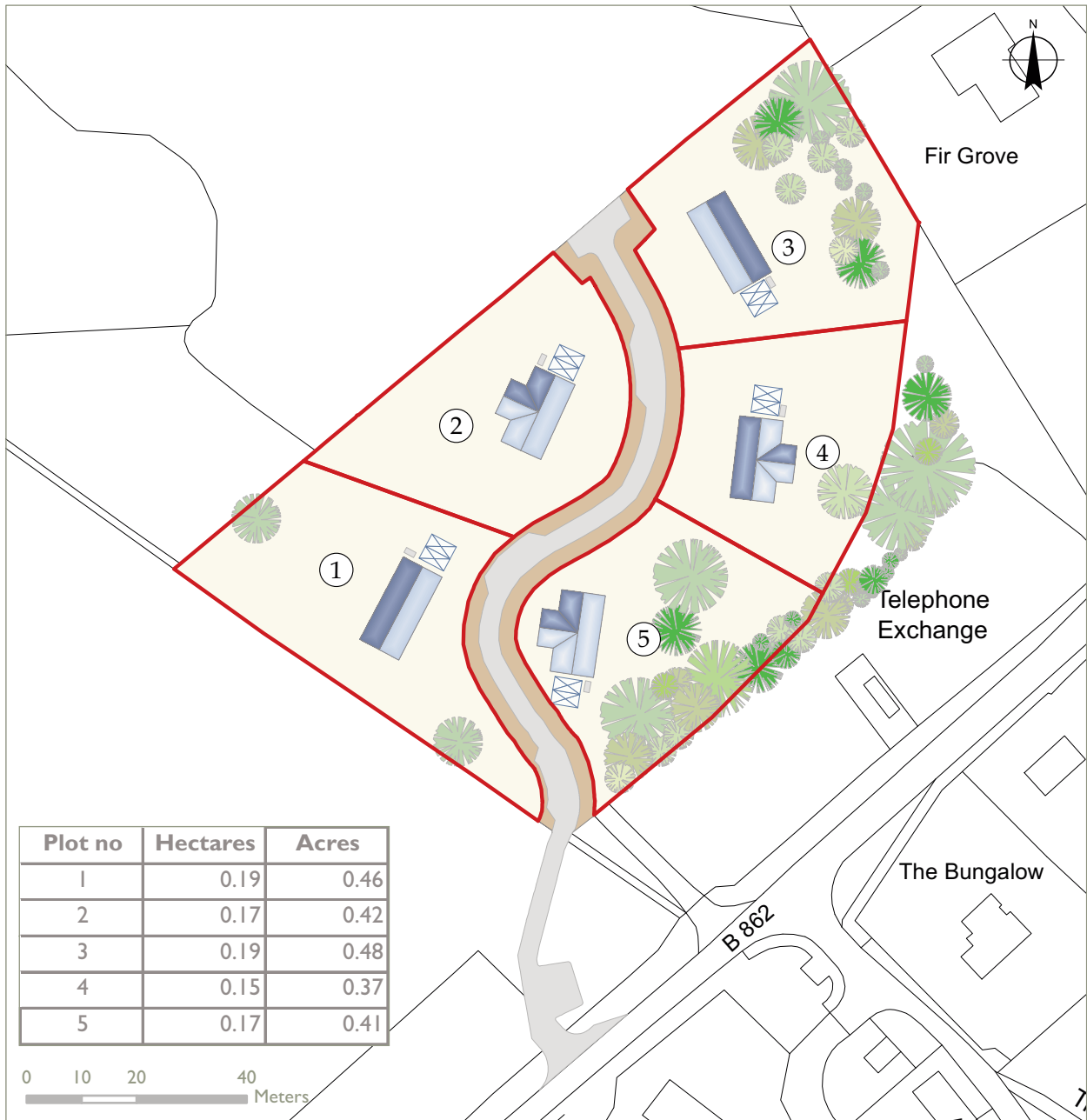
Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested parties register their interest in this property in writing by letter rather than relying on email.

Plots at Scaniport Inverness



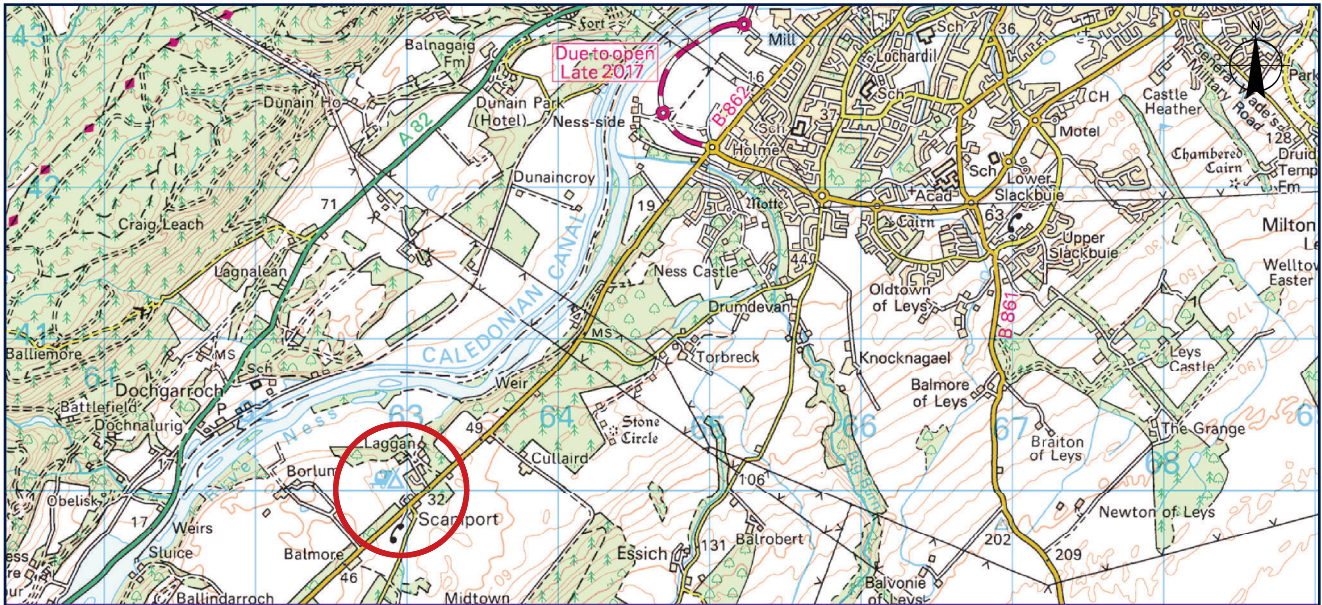
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 Indicative Plot Boundary

DO NOT SCALE FROM THIS PLAN

BOWLTS



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
Fax 01343 890222



BOWLTS

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- Land Survey and Mapping Services • Environmental and Conservation Services •

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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

AGD/MM 3822
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01343 890400
www.bowlts.com