

# Land at Cannich

(40M WEST OF STRATHGLASS VIEW), BEAULY, IV4 7LX



*THE PLOT OF LAND IS JUST A SHORT WALK FROM  
THE PRETTY HIGHLAND VILLAGE OF CANNICH*



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McEwan Fraser Legal is delighted to present this brilliant plot only a few minutes from the village of Cannich. Located in an elevated position of an exiting shared access road, the plot is in an advanced condition with 2 potential driveway access points in place, as well as foundations laid for the house and garage.

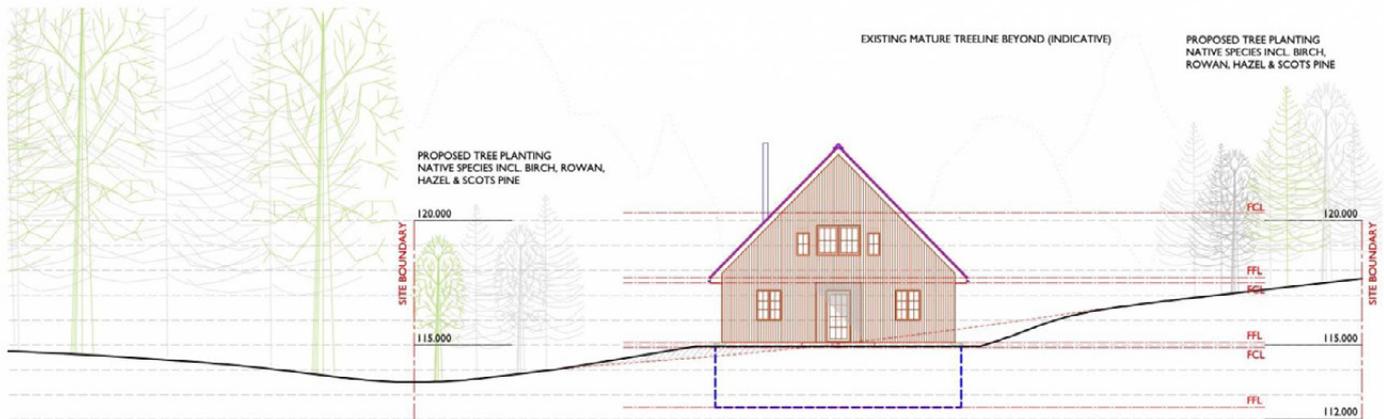
The proposed house that has planning approval is a 4-bedroom detached home, totalling 264 SQM, made up of 165 SQM of accommodation and also a 99 SQM garage/workshop on the basement level. The foundations have been placed in the perfect spot to make the most of the far-reaching view across the River Glass, The current owners of the land would be open to building the house for someone, separate negotiation on labour costs would be directly with them

There is woodland on either side of the plot that could be made available if any interested parties would like more land but at an extra cost to be negotiated.

Planning reference 18/00336/FUL

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NORTH WEST ELEVATION / SITE SECTION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION / SITE SECTION

**PROPOSED FINISHES SCHEDULE**

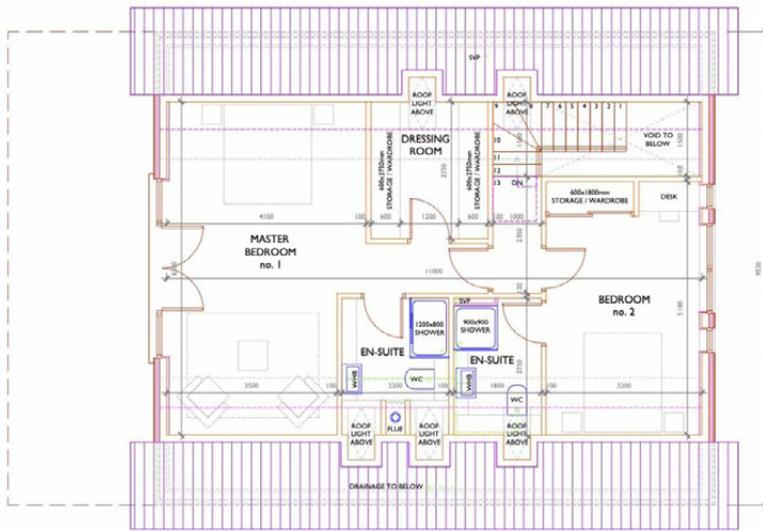
ROOF -	CORRUGATED IRON SHEET - SLATE GREY
WALLS -	NATURAL STONE SCOTTISH LARCH TIMBER CLADDING
DOORS -	TIMBER (NATURAL)
WINDOWS -	TIMBER (NATURAL)
ROOFLIGHTS -	YELLOW (OR SPILAR)
WOODWORK -	TIMBER (NATURAL)
R/W GOODS -	JVC

**COLIN THOMPSON**  
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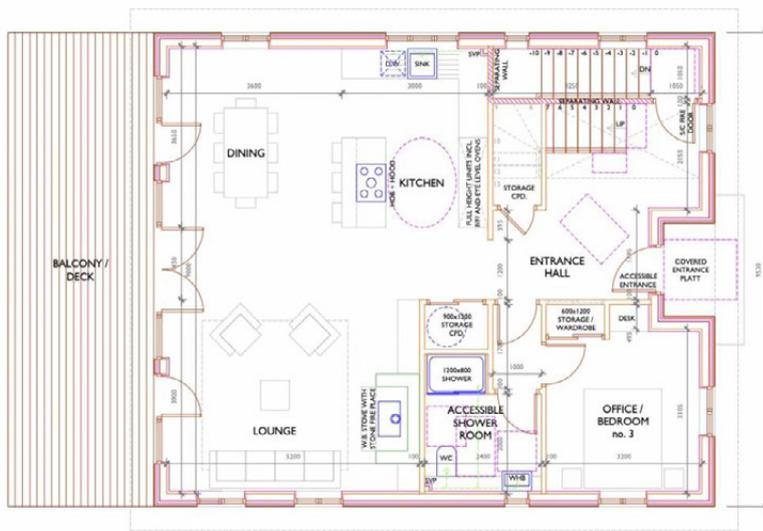
PROPOSED HOUSE  
AT LAND ADJACENT TO,  
STRATHGLASS VIEW,  
GLEN CANNICH  
HIGHLAND IV4 7LX  
FOR MR NORMAN BRUCE

PLANNING  
ELEVATIONS / SITE SECTIONS  
Scale: 1:100 @A1 Date: JANUARY 2018  
Drawn: sp Check: CT  
Approved: \*  
Drawing No: 0510/01-27  
IF IN ANY DOUBT ASK - DO NOT SCALE



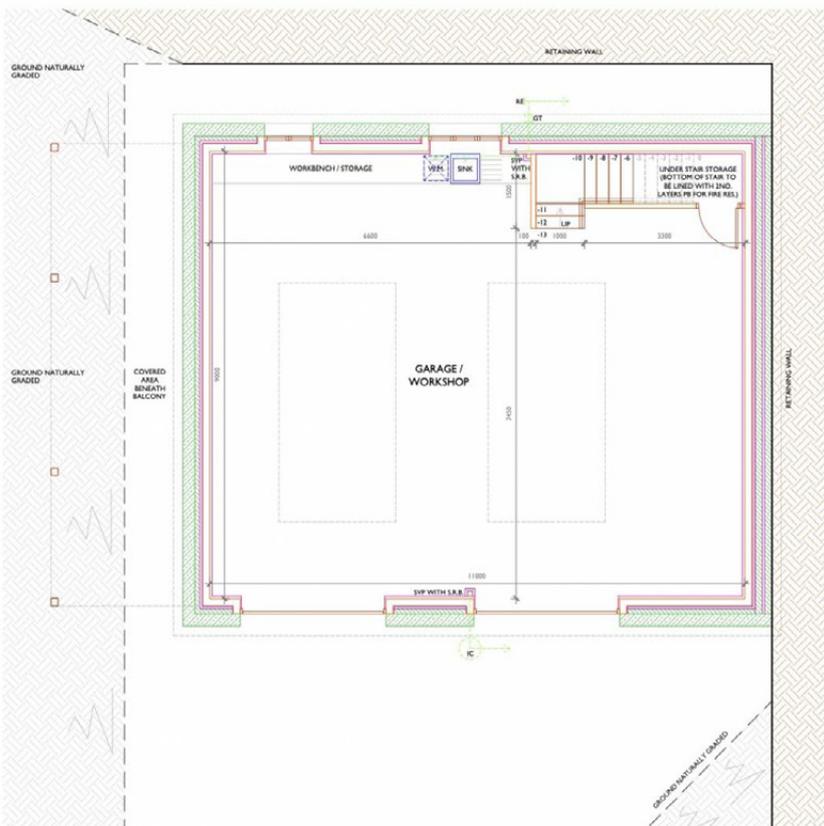
**FIRST FLOOR PLAN**

SCALE: 1:50  
APPROX. 68.5m<sup>2</sup>



**GROUND FLOOR PLAN**

SCALE: 1:50  
APPROX. 96.5m<sup>2</sup>



**BASEMENT FLOOR PLAN**

SCALE: 1:50  
APPROX. 99m<sup>2</sup>



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PROPOSED HOUSE  
AT LAND ADJACENT TO,  
STRATHGLASS VIEW,  
GLEN CANNICH,  
HIGHLAND IV4 7LX  
FOR MR NORMAN BRUCE

PLANNING  
PROPOSED FLOOR PLANS  
Date: AS SHOWN @ 11:00 AM JANUARY 2018  
Drawn: sp Check: CT  
Approved: \*  
Dwg No: 0510/01-26  
IF IN ANY DOUBT ASK - DO NOT SCALE





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The plot of land is located in an elevated position just a short walk from the pretty Highland village of Cannich and a short drive from stunning Glen Affric. Cannich is situated seventeen miles from the larger village of Beaulay and twenty-six miles west of Inverness with a local pub/restaurant, well-stocked village shop/post office and a village Hall .

Primary children attend school in the village and Secondary pupils are taken by free bus to Drumnadrochit. A bus runs regularly to Inverness. The area offers many outdoor activities, including, stalking, fishing, horse-riding, mountaineering and plenty cycling and walking tracks.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides good central shopping, retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

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Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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