

Building Plot

95M WEST OF EASTWOOD, BALNAIN, DRUMNADROCHIT, IV63 6TN



A generous 3.3-acre building plot set amidst the breathtaking landscape of Glen Urquhart with stunning south-facing views



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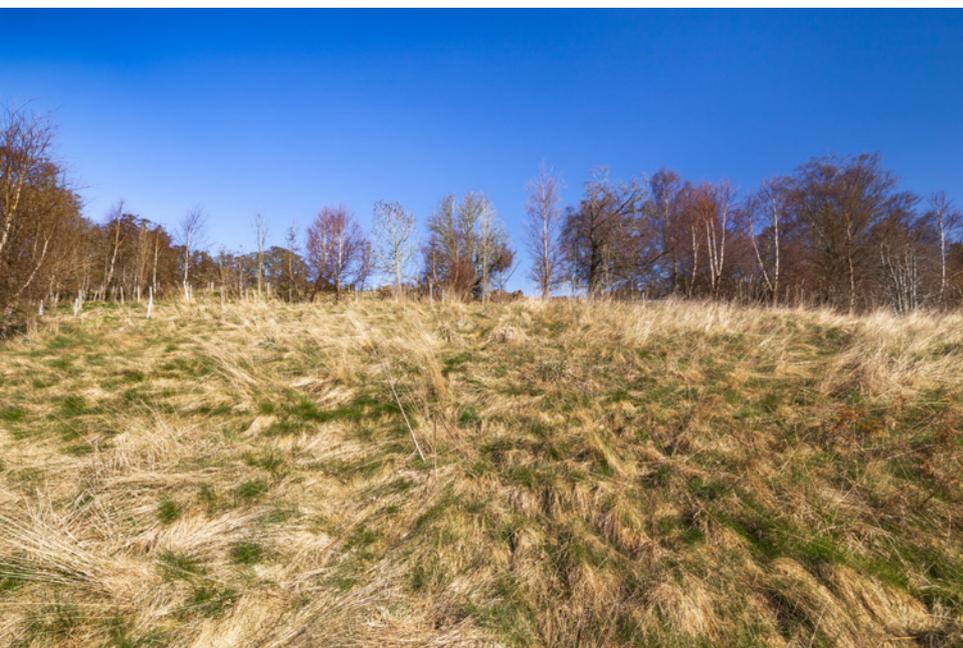


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A rare opportunity to acquire a generous 3.3-acre building plot set amidst the breathtaking landscape of Glen Urquhart. With stunning south-facing views, the plot offers a mix of open grazing land and mature trees, creating a peaceful and private setting just 22 miles from Inverness.

THE PLOT



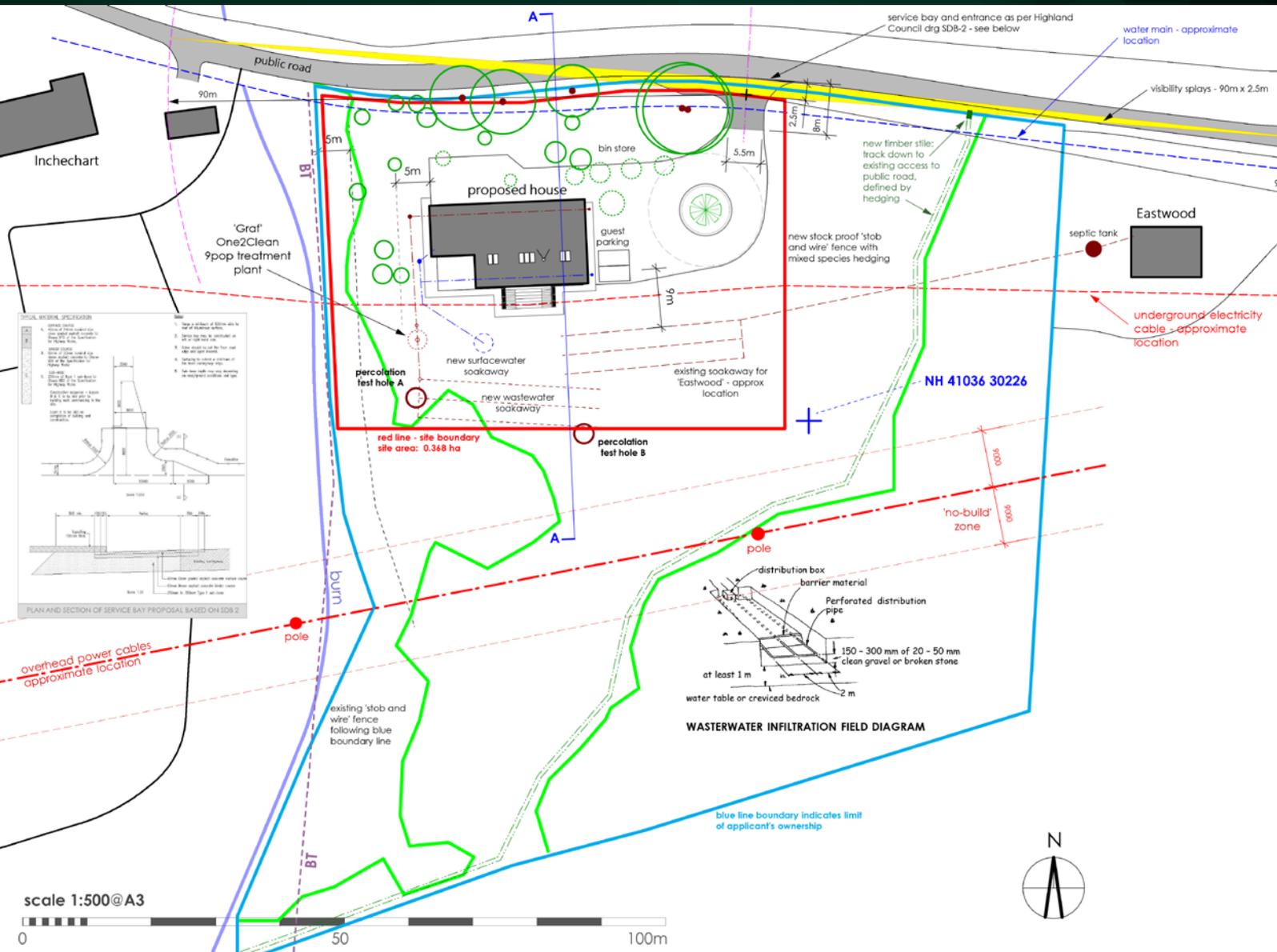
The site benefits from direct access from a public road, ensuring convenience and ease of development. A mains water supply is available nearby, and an electricity line runs over the site, with the purchaser responsible for arranging connections. A new septic tank will need to be installed to service the property. Planning Permission has been granted under reference 24/01837/FUL for the construction of a two storey house, offering flexibility for a bespoke home in this idyllic location.



Surrounded by natural beauty and with numerous scenic walking routes in the area, this plot presents a fantastic opportunity for those looking to build a countryside retreat while remaining within easy reach of Inverness and the renowned Loch Ness area.



SITE PLAN



DIRECTIONS

From Inverness take the A82 south towards Fort William. At Drumnadrochit take the main junction west on the A831 signed for Cannich. After 6.5 miles just after Bearnock Hostel take the right turn which is unmarked, and has a dead end road sign. Continue past the two dwellinghouses on the left and the plot is on the left.

Using the app what3words the location is "outgrown.spout.stores".

VIEWING

By calling at the site which is open to view.

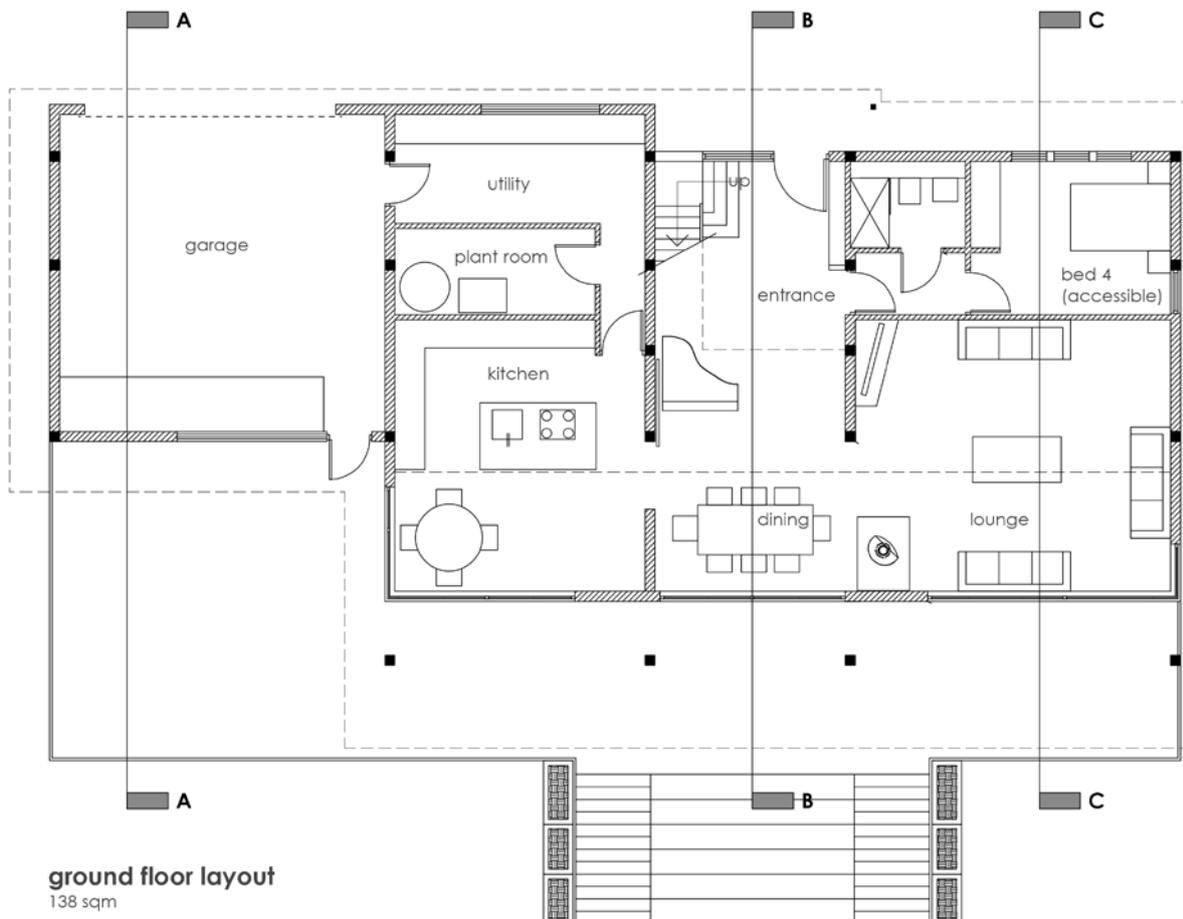
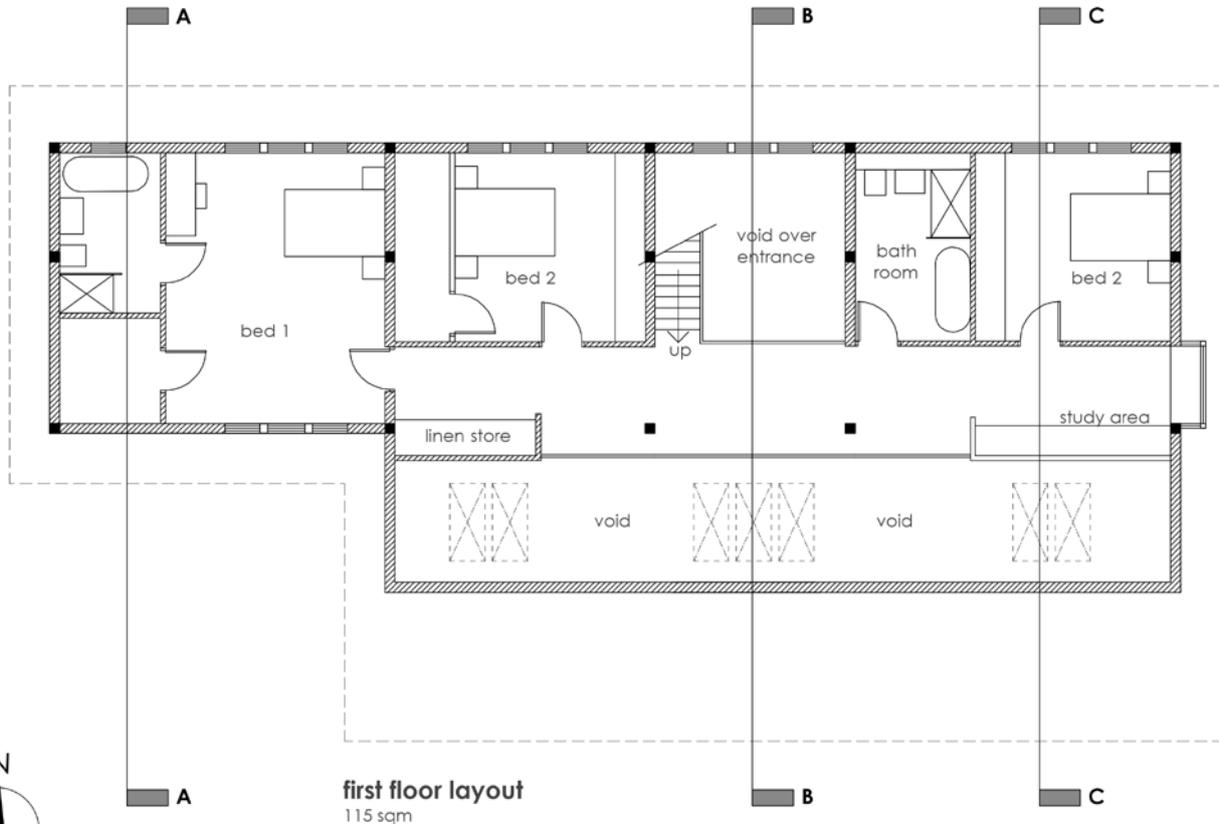
ENTRY

Immediate entry is available.

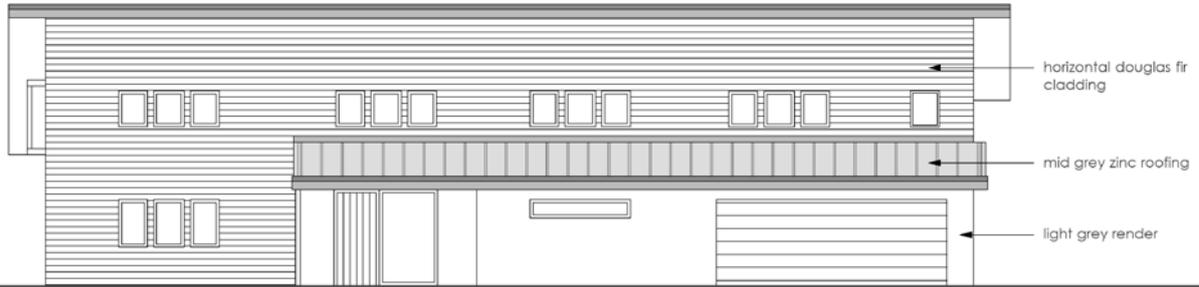
NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

FLOOR PLANS



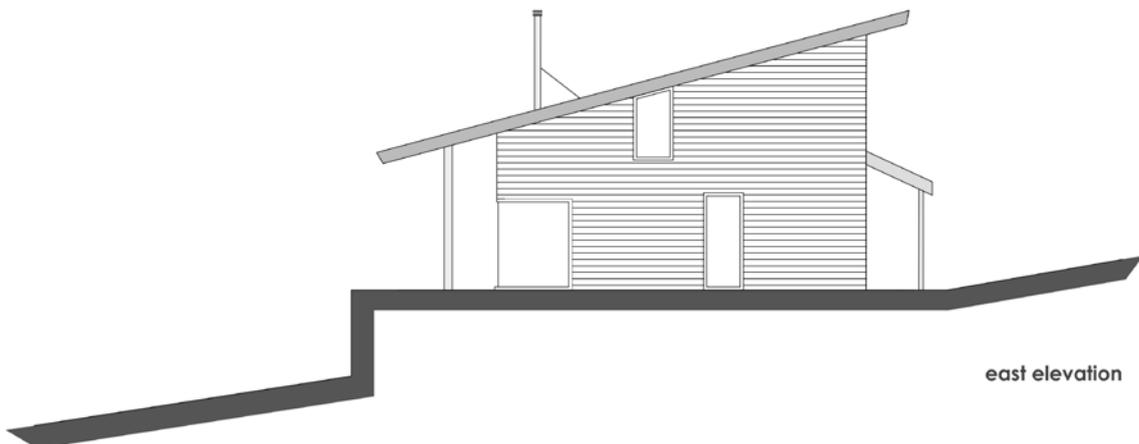
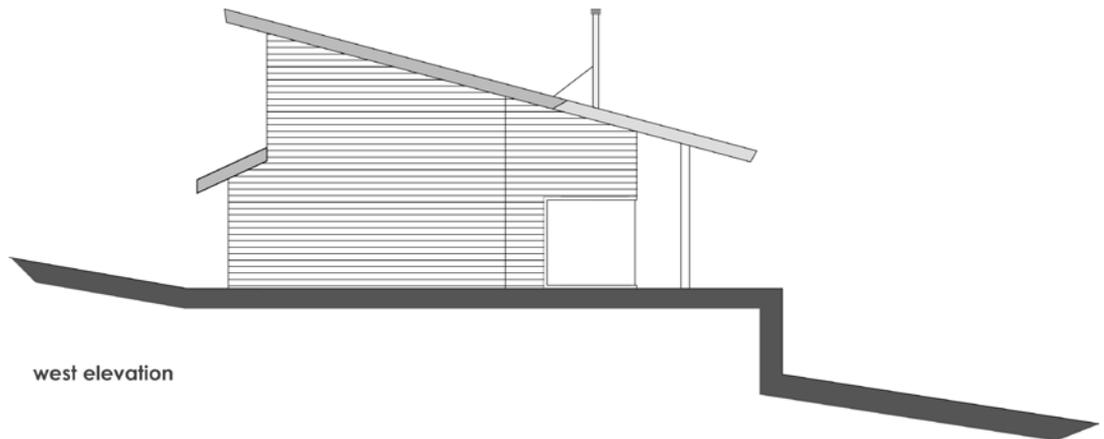
ELEVATIONS



north elevation



south elevation



THE LOCATION

The building plot is situated approximately 6.6 miles west of Drumnadrochit, in the heart of Glen Urquhart, an area known for its outstanding natural beauty. Surrounded by rolling hills, woodlands, and open countryside, the location offers a peaceful and picturesque setting with an abundance of scenic walks, wildlife spotting opportunities, and outdoor pursuits right on the doorstep. The nearby Loch Meiklie and the wider Glen Affric National Nature Reserve provide further options for exploring the Highlands' stunning landscapes.





For everyday essentials, the small community of Balnain is just over 2 miles to the east and is home to a local primary school and community hall, serving as a hub for social events and activities. A wider range of amenities can be found in the village of Drumnadrochit, located on the shores of the iconic Loch Ness. Drumnadrochit boasts a well-stocked local shop, post office, medical practice, pharmacy, and a selection of cafés, restaurants, and hotels. It is also a popular tourist destination, known for the Loch Ness Centre and the nearby ruins of Urquhart Castle, adding to the charm and vibrancy of the area.

For those requiring access to larger town facilities, Inverness, the capital of the Highlands, is approximately 22 miles away and can be reached in around 30 minutes by car. Inverness provides a comprehensive range of shops, supermarkets, and entertainment options, including theatres, cinemas, and a leisure centre. The city also has excellent transport links, with a railway station offering connections to major cities across Scotland and beyond, a district general hospital providing full medical services, and Inverness Airport, which operates flights to various UK locations, including London Gatwick and European destinations.

This prime location offers the perfect balance of rural tranquility and accessibility, making it an ideal choice for those looking to build a home amidst the stunning Highland scenery while remaining well-connected to essential services and amenities.



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