



FOR SALE

Land NW of 11-12 Mansefield Park, Kirkhill, IV5 7ND

- ✔ Development site
- ✔ Planning permission in principle for 4 large plots
- ✔ Available as a whole or in 2 lots
- ✔ 1.90 Acres (0.77 Hectares) in total



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DESCRIPTION

The subjects comprise two irregularly shaped parcels of land suitable for the development of a number of residential dwellings.

Lot 1 consists of ground which benefits from planning permission in principle for the development of 4 dwellings. Further details can be found from the Highland Council website under the reference 20/00055/PIP. Lot 2 is comprised of amenity ground consisting of grassland and woodland.

LOCATION

The subjects are located in a quiet location to the north of the private residential development of Mansfield Park within the village of Kirkhill. Kirkhill is located 4 miles from Beauly where a range of shops, local facilities and further transport facilities including rail can be found. Inverness, the Highland Capital can be found 8 miles away where further amenities and facilities can be found.

Primary schooling is provided at nearby Kirkhill Primary School with secondary schooling being provided at Charleston Academy in Inverness which has a school bus service to the village.

SITE ACCESS

Access is currently from Wardlaw Road, however, a new access road is to be provided from the fenced access road on Mansfield Park.

UTILITIES

The site is not currently serviced, however, we understand that services are available within close proximity.

SITE AREAS

The site has been measured using Promap digital mapping software and comprise the following areas:

Lot 1 – approximately 1.44 acres (0.58 hectares)

Lot 2 – approximately 0.46 acres (0.18 hectares)

Total – approximately 1.90 acres (0.77 hectares)

SALE

The subjects are available as a whole or in two separate lots.

Lot 1 - Offers in excess of £275,000

Lot 2 – Offers in excess of £40,000

Preference will be given to clean offers without material conditions.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.

CLOSING DATE

Our client reserves the right to set a closing date for offers on the property.

All interested parties should note interest in the first instance via solicitors, they will then be informed in due course of any closing date.

VIEWING AND FURTHER INFORMATION

By appointment through the sole agent Allied Surveyors Scotland plc.

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