

Plot 1, Balchraggan

Abriachan, IV3 8LD

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A rarely available, generous plot with 'Planning Permission in Principle' for a detached house extending to approximately 1.27 acres, with far reaching views over Loch Ness in a much sought after location within easy commuting distance of Inverness.



Situation

The plot is situated in an elevated position above the western shores of Loch Ness, it enjoys close proximity to the excellent local facilities provided by the Abriachan Forest Trust. With its 540 hectares, this unique community owned woodland facility, provides forest schools, outdoor activities, extensive trails for both the walker and the mountain biker, interfacing with the great Glen Way and also provides fabulous vantage points overlooking Loch Ness. www.abriachan.org.uk or Facebook and Instagram pages.

The vibrant village hall provides many social and activity-based facilities, with an extensive all year round calendar of local community events. In June each year sees the Abriachan mini highland games and BBQ, the evening rounded off by local musicians. www.abriachan.org.uk/village-hall or Facebook and Instagram pages.

The Woodland Trust for Scotland, also close by, provides a wonderful landscape of walks along the western shore of Loch Ness with both stunning views and wildlife.

Directions

From Inverness take the A82 towards Drumnadrochit, ignore the 1st road sign for Blackfold and Abriachan, continue through Lochend, after 2 miles you will see another signpost pointing to a right hand turn for Abriachan, turn right here and after one mile you will find a tarmac lane on your left hand side. Turning left you will find the plots situated on the left-hand side of this lane, [What3words:///repayment.treetop.dares](https://www.what3words.com/repayment.treetop.dares)

Description

Plot 1 is of an excellent size extending to 1.27 acres, offering the purchaser the opportunity to not only build a house to their own specification, but also provides sufficient land for outbuildings and extensive gardens, together with superb open views across Loch Ness to the Monadhliath mountains.

Planning Permission in Principle was granted on 19 January 2024 under planning reference 23/00032/RBREF. Planning documents are available on request.

Services

Mains water, BT, and electricity are close by, and drainage will be to a wastewater treatment plant.

Entry

To be by mutual agreement.



Viewing Arrangements

Viewings are unaccompanied but please contact the seller's agents to inform them of your intention to visit the site.

Council tax

To be assessed.

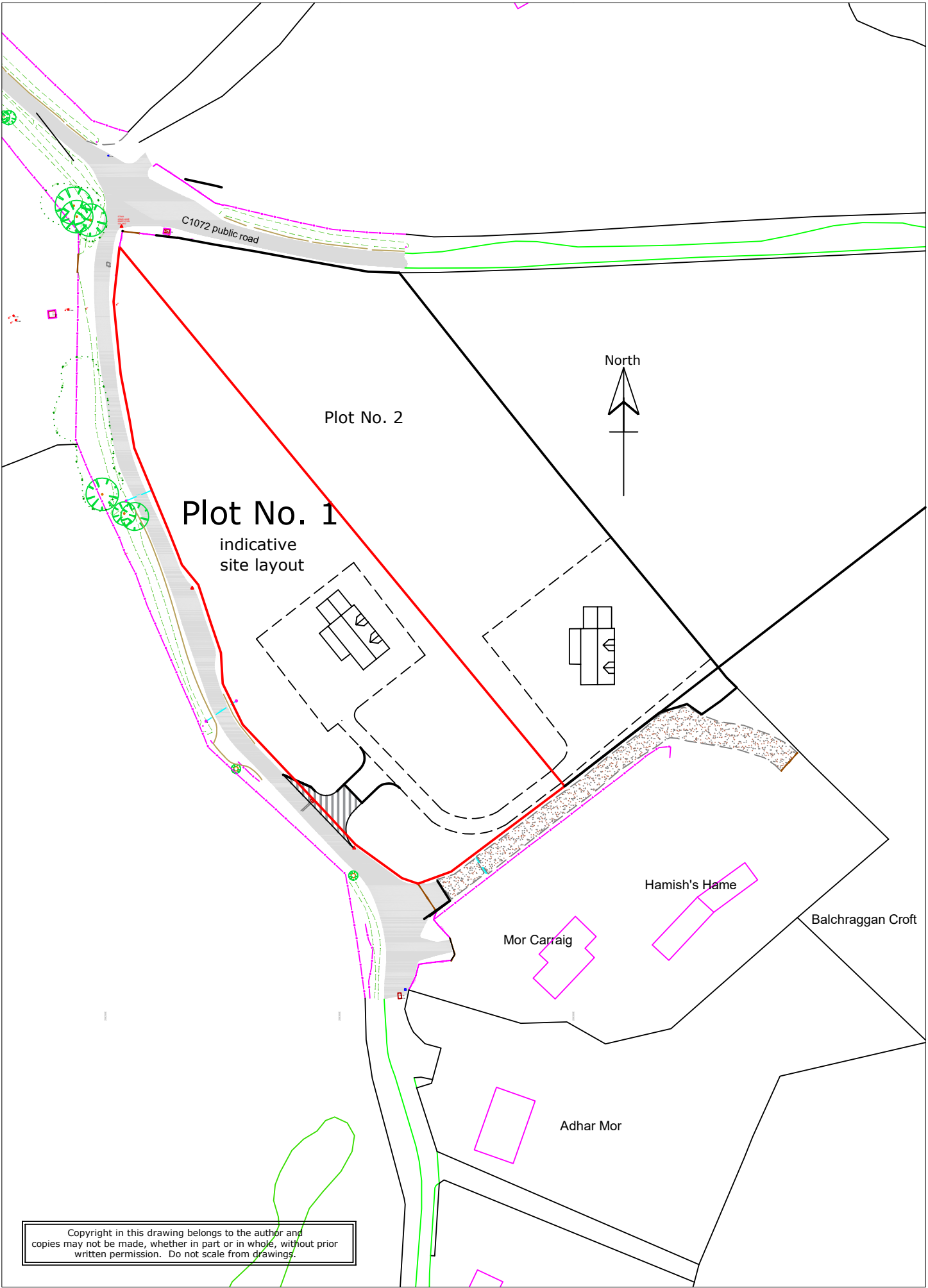
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