



Plot at 2

Ruisaurie, Beaulie, Highland, IV4 7AJ

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Ingram**



Property Description

An excellent opportunity to acquire a generous building plot situated in the peaceful rural hamlet of Ruisaurie, enjoying an elevated position above Beauly with stunning open views across the surrounding countryside. There is a barn currently set on the plot and it would be possible to utilise some of the natural stone in the self-build.

The plot is accessed via a shared private track and occupies a desirable location within easy reach of Beauly and Inverness, offering the perfect balance of rural living and accessibility.

While planning permission has not yet been granted, a favourable pre-application response has been received, indicating the site's potential for residential development, subject to the necessary consents being obtained. Interested parties are encouraged to make their own enquiries with the local planning authority.

The site enjoys an attractive setting with far-reaching views from the front, taking in the surrounding countryside and providing an appealing backdrop for a future home. The location offers a peaceful lifestyle while remaining convenient for local amenities, schooling and transport links.

This is a rare opportunity for self-builders or developers seeking a well-positioned plot in a sought-after rural location within commuting distance of Inverness.



Plans

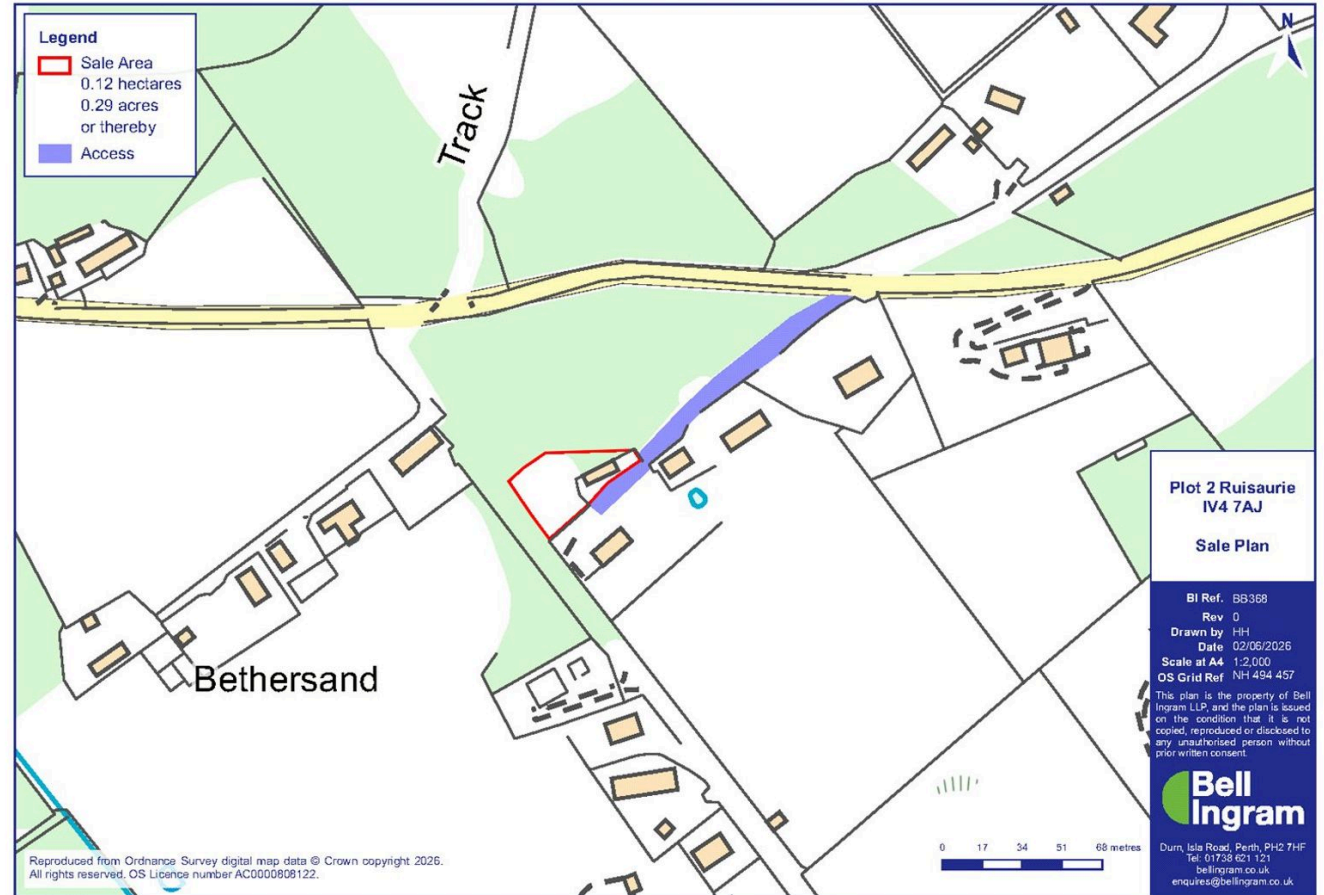
Approximate gross external area
0.29 acres

Location

The site is situated in an elevated position, enjoying a quiet location surrounded by countryside close to the popular village of Beaulie.

Beaulie has a wide range of amenities including two supermarkets, a number of stylish shops, two doctors' surgeries, a vets, library, garage with post office and Primary School.

Inverness is approximately 17 miles away where there are shopping and recreational facilities. A regular train service runs to Inverness and takes only 15 minutes. Inverness Airport offers daily, national and international flights.



Details

Local Authority

Highlands and Islands Council

Tenure

Freehold

Services & Additional Information

Mains water and electricity nearby
Drainage will be to septic tank

Enquire



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Offers Over £85,000