



Plot 1

Black Park Farm, Westhill, Inverness, IV2 5BP

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 **Bell
Ingram**



Black Park Farm, Westhill, Inverness, IV2 5BP



Offers Over £150,000

Property Description

Set within a peaceful rural setting on the outskirts of Inverness, these two building plots at Black Park Farm present an excellent opportunity for those seeking to create desirable homes in a popular accessible location.

The plots are well positioned, enjoying an open outlook over the surrounding countryside while remaining within easy reach of the city and its amenities.

Full planning consent has been granted under reference 24/03688/FUL for the erection of a four-bedroom house with garage on each site.

Square meterage of each house, as follows;

Ground Floor House: 124 sqm

First Floor: 76 sqm

Loft: 24 sqm

Garage: 39.5 sqm

In addition, there is the potential to acquire additional land adjacent to Plot 2. This may suit purchasers looking for additional garden ground, amenity space or small-scale agricultural use. Contact selling agents for further details.



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Plans

Design concept

Location

Situated in the desirable area of Westhill, the plots are in a rural location yet within easy reach of the area's amenities. It is within a very short drive to the airport offering excellent links to south and beyond. A good range of facilities can be found at two Retail Parks which are both within easy driving distance and include Supermarkets, restaurants, a post office, Vue Cinema and a selection of retail outlets. Education is provided at Cradlehall Primary School and secondary schooling at Culloden Academy.

There are woodland walks close-by and a regular bus service to and from the city centre. Inverness City Centre, a short distance away offers extensive shopping, leisure and entertainment facilities.

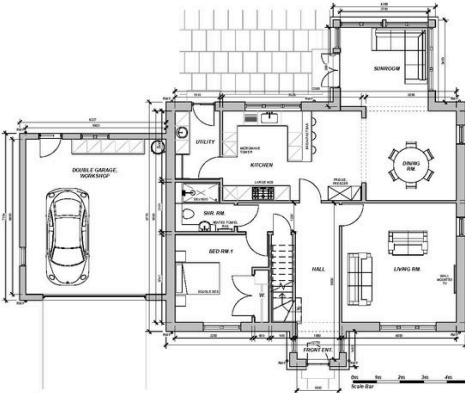
NESS HOMES - HOUSE TYPE 4



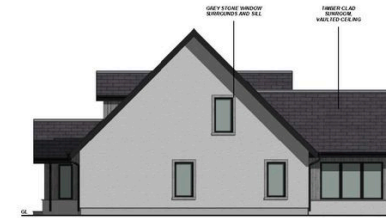
1 Front Elevation
1: 100



3 Rear Elevation
1: 100



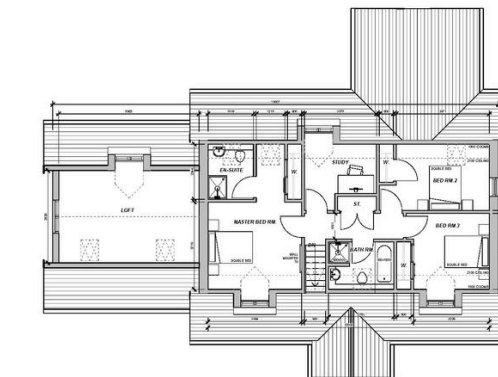
5 Ground Floor Plan
1: 100



4 Right Elevation
1: 100



2 Left Elevation
1: 100



6 First Floor Plan
1: 100



7 3D Isometric Interpretation - Front
1: 100



8 3D Isometric Interpretation - Rear
1: 100

ness HOMES

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DO NOT SCALE. IF IN DOUBT PLEASE ASK.
All prices are based on standard specification. Any alterations must be quoted to client.

Client: **House Type 4**
Project: **Ness Homes**
Address:

Scale: 1: 100 Project No: **2019-74**
Date: Jan 2019 Drawing No: **2019-74-NESS**
Drawn by: KH

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Details

Local Authority

Highlands and Islands Council

Tenure

Freehold

Services & Additional Information

Water and electricity adjacent to site
Drainage will be to septic tank

Directions

From Inverness take the B9006 towards Culloden, Croy and Cawdor. Continue towards Culloden Battlefield and you will see a signpost for Blackpark Farm on the left. Turn here and the Farmhouse is the first house on the right.

What3Words///moons.agency.chickens

Enquire



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