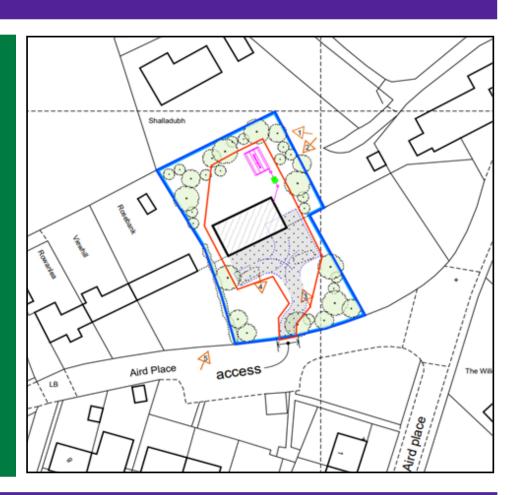


## THE HIGHLAND COUNCIL

Industrial & Commercial Property
Development & Infrastructure Service
Glenurquhart Road, Inverness IV3 5NX
Email: ricky.cheng@highland.gov.uk
Telephone: (01463) 702228

# House Plot at Aird Road, Balblair

FOR SAL E



With Planning Permission in Principle extending to approximately 0.4 acres

Offers in the region of £70,000

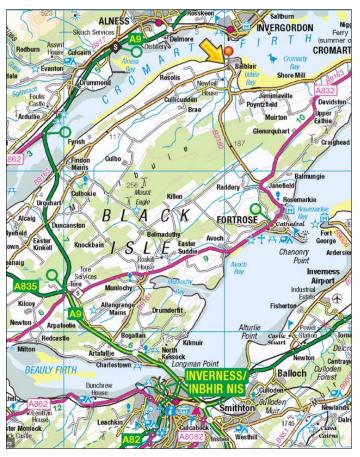
To view all property available for sale, please view our webpage: www.highland.gov.uk/propertysales

# **Description:**

The Subject for sale comprises a plot of land with planning permission in principle for a detached house. The plot is generally flat and partly bounded by stone dyke and wooden fence.

## Location:

The Subject for sale is located within the rural community of Balblair and lies at Aird Place. Balblair is a small village situated on the northwest of the Black Isle whist the city of Inverness lies approximately 20 miles South.



## Site Area:

Extending to approximately 0.405 acres or thereby.

## **Utility Services:**

Interested parties are advised to contact the respective utility provider for advice on service connection.

The Highland Council give no warranty as to the condition of the subject offered for sale or the services contained therein. Interested parties are advised to satisfy themselves in this regard.

# Planning:

Planning permission in principle has been granted for a detached house.

For further details, please refer to planning permission in principle Ref: 22/00928/PIP

Or visit:-

https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=R82LRSIHLY900

Interested parties are advised to contact the local planning department for planning advice of the Subject for their intended use.

## **Contact Details:**

Please contact Ricky Cheng, by telephoning 01463 702228, or by emailing ricky.cheng@highland.gov.uk or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442.

## **Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to property.offers@highland.gov.uk.

Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

## **Asking Price:**

Offers in the region of £70,000

#### Date of Entry:

By Mutual Agreement.

The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be sold in its present condition. Date of preparation — April 2024