



Meall Na Leachter, Culnakirk, Drumnadrochit



**STRUTT & PARKER**  
BNP PARIBAS GROUP 

# Meall Na Leachter Culnakirk, Drumnadrochit, Inverness-shire IV63 6XS

An opportunity to create a small residential estate with planning in place for a shooting lodge style house and 3 holiday lodges together with amenity land, woodland and an attractive loch, extending to a total of approximately 41.68 acres (16.87 Ha)

For Sale as a Whole or in 2 Lots

Drumnadrochit 4 miles, Beaulie 9 miles,  
Inverness 15 miles

## The property

Lot 1

Land and Loch Dubh together with planning consent for a shooting lodge style property - extending to approximately 35.88 acres (14.52 Ha). Detailed planning was granted on 22nd June 2007 (07/00335/FUL) for the dwelling with the site approached by a hard track which leads to the site lying on the east of Loch Dubh. There is also detailed consent for a steel framed agricultural building (08/00183/GRIN).

Lot 2

Planning consent for 3 lodges together with amenity land, extending in total to approximately 5.80 acres (2.35 Ha). There is planning consent in place for 3-log cabins ref: (12/03277/FUL).

## Location

Meall Na Leachter comprises 2 adjacent lots of land which lie to the north of Glen Urquhart, lying to the north of the village of Balnain and to the west of the A833 (Glenurquhart - Kiltarlity road).

Drumnadrochit and Beaulie have a range of local services including a secondary school. In Drumnadrochit. Inverness, the capital city of the Highlands, lies approximately 20 miles to the east of Meall Na Leachter, and as the main business and commercial centre in the Highlands, offers a comprehensive range of amenities including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants, High Street shops, shopping parks and supermarkets. Leisure and entertainment facilities include Inverness Leisure & Aquadome, Eden Court Theatre & Cinema. Inverness train station provides onward links to major regional centres including sleeper service to London. Inverness Airport has regular daily flights to London and other UK cities and some European destinations.

## Environmental Designations

There are two designated sites: Balnagrantach SSSI and North Inverness Lochs SPA within and adjacent to the property. The sites are designated for breeding Slavonian Grebe and club sedge on SSSI.



### **Rights of Way and Access**

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

### **Sporting Rights**

The sporting rights are in hand.

### **Mineral Rights**

These are included in the sale in so far as they are owned by the vendor.

### **Plans, Areas and Schedules**

These are based on the Ordnance Survey and title deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendor's solicitor and the purchaser shall be deemed to have satisfied himself as to the description of the property and

any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### **Viewing**

Strictly by appointment with the selling agents, Strutt & Parker (Tel: 01463 719171)

### **Closing Date**

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### **Offers**

Offers are to be submitted in Scottish legal terms to the selling agents, Strutt & Parker, Castle House, Perth Suite, Fairways Business Park, Inverness, IV2 6AA for the attention of - euan.maccrimmon@struttandparker.com



## Directions

From Inverness take the A862 towards Beauly for approximately 8 miles. Turn left onto the A833 signposted Drumnadrochit and the track into the land is on your right hand side after about 7 miles.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Septic tank drainage has been approved for all consented dwellings. Water will be private and it is thought that borehole supplies are probably the most suitable source, or as an alternative can be taken from Loch Dubh.

## Inverness

Castle House, Fairways Business Park, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

## Rennie Property Consultants

Ben View House, Lentrán, Inverness, IV3 8RL

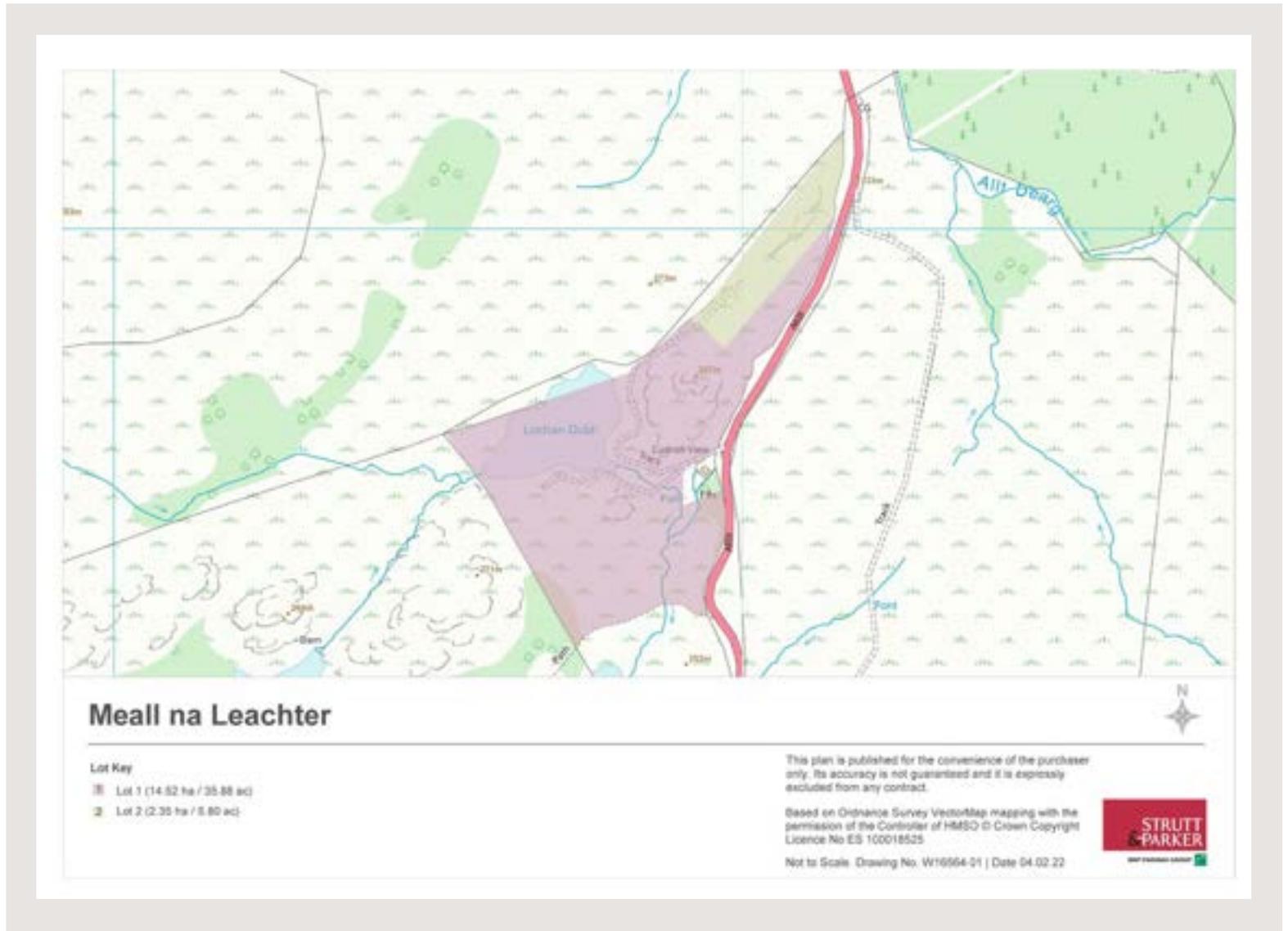
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50 offices across England and Scotland, including Prime Central London



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