

Land at Cannich

(40M WEST OF STRATHGLASS VIEW), BEAULY, IV4 7LX



*THE PLOT OF LAND IS JUST A SHORT WALK FROM
THE PRETTY HIGHLAND VILLAGE OF CANNICH*



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McEwan Fraser Legal is thrilled to introduce this exceptional plot, located just minutes away from the charming village of Cannich. Situated in an elevated position with easy access from a shared road, the plot is already in an advanced condition, making it an enticing opportunity for prospective buyers.

The plot features two potential driveway access points, providing flexibility and convenience for future development. Moreover, foundations have already been laid for both the house and garage, laying the groundwork for your dream home.

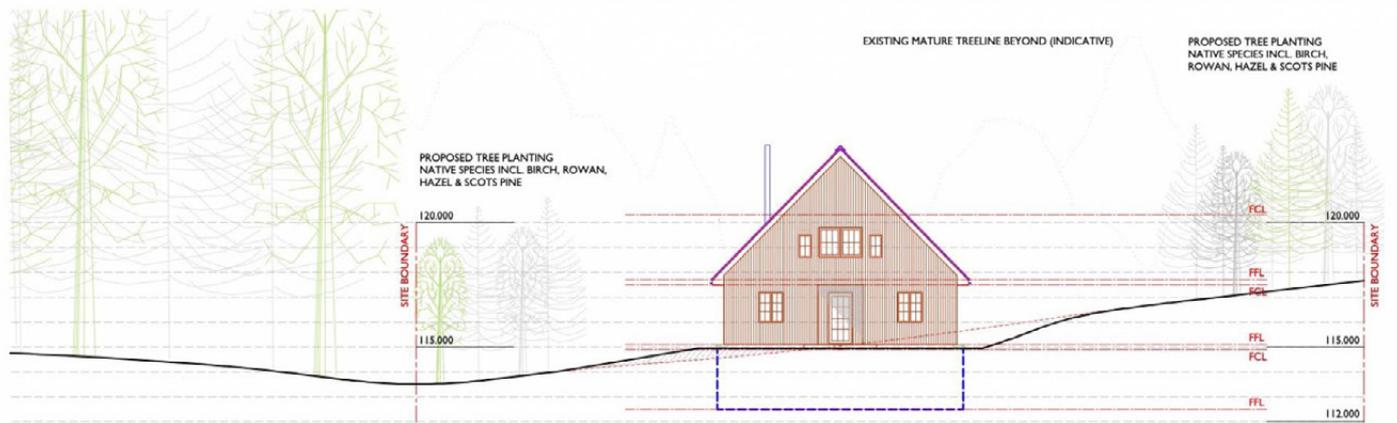
The proposed house, which has obtained planning approval, is a spacious 4-bedroom detached home, offering a generous total area of 264 square meters. This includes 165 square meters of accommodation and an additional 99 square meters dedicated to a practical garage/workshop on the basement level. Imagine waking up to stunning panoramic views across the River Glass, as the foundations have been thoughtfully placed to maximize this natural spectacle.

For those seeking a hassle-free construction process, the current landowners are open to building the house for interested parties. Separate negotiations regarding labor costs would be discussed directly with them.

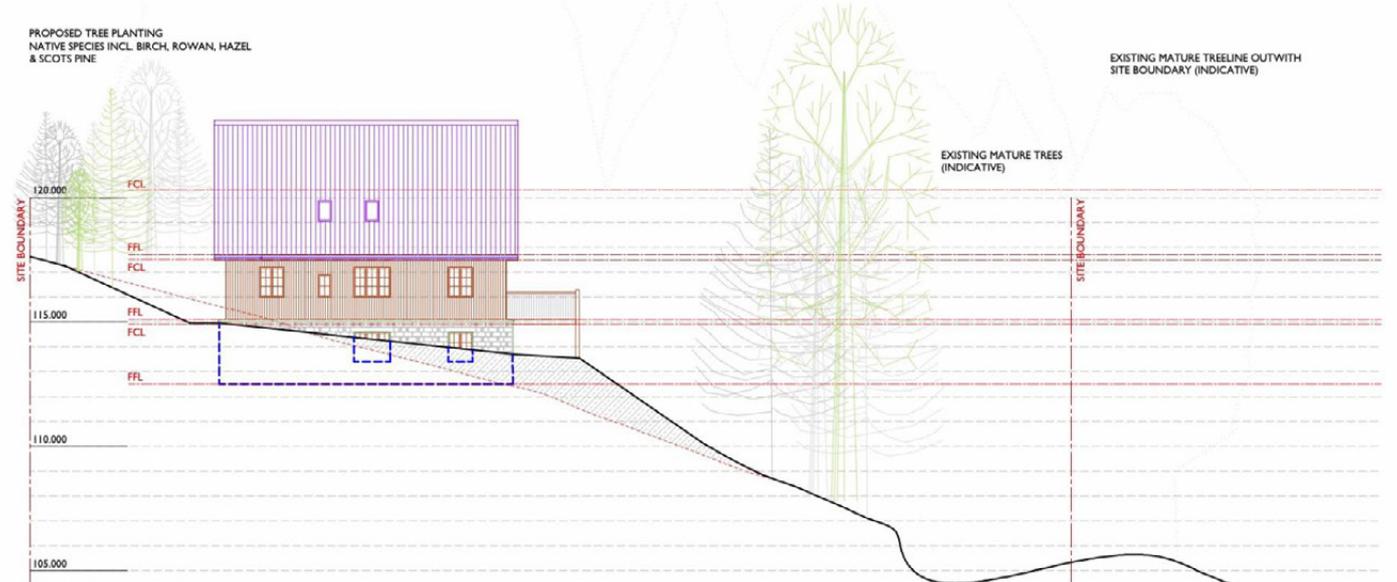
If you desire even more space and privacy, there is the possibility of acquiring additional woodland on either side of the plot. This option can be explored at an extra cost, subject to negotiation.

Don't miss this unique opportunity to create your ideal Highland residence or holiday retreat. Take advantage of the planning reference 18/00336/FUL and make your dream home a reality





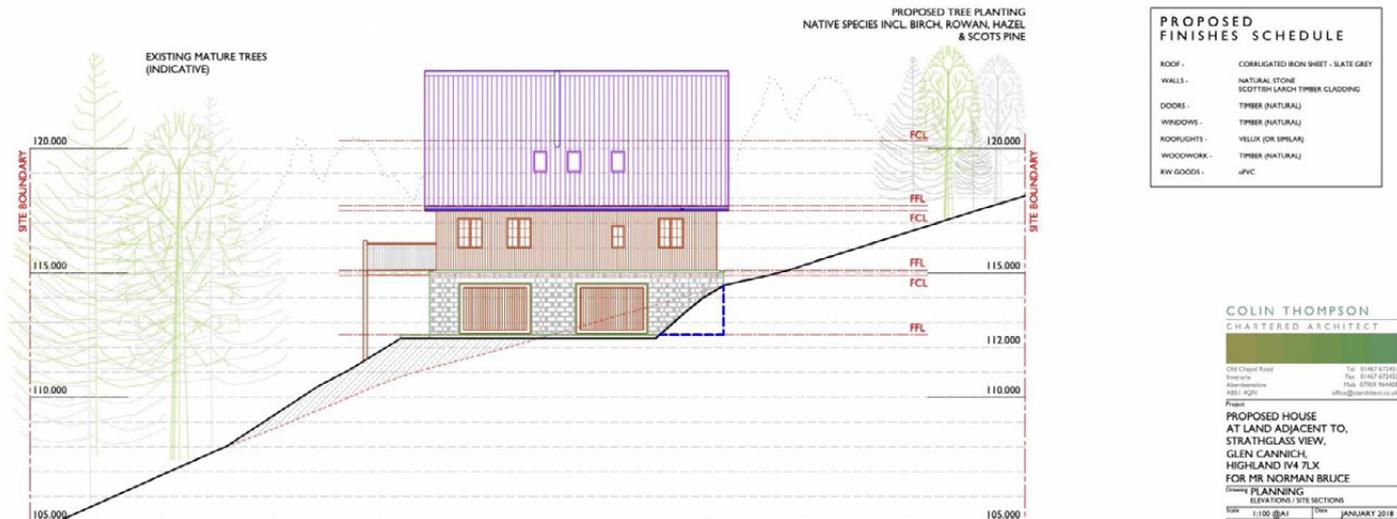
NORTH WEST ELEVATION / SITE SECTION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION / SITE SECTION

PROPOSED FINISHES SCHEDULE	
ROOF -	CORRUGATED IRON SHEET - SLATE GREY
WALLS -	NATURAL STONE SCOTTISH LARCH TIMBER CLADDING
DOORS -	TIMBER (NATURAL)
WINDOWS -	TIMBER (NATURAL)
ROOFLIGHTS -	YELLOW (OR SPLASH)
WOODWORK -	TIMBER (NATURAL)
R/W GOODS -	JVC

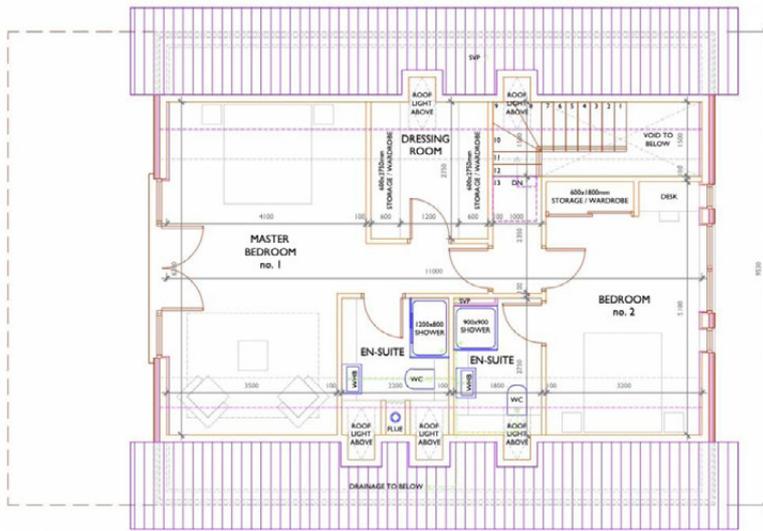
COLIN THOMPSON
CHARTERED ARCHITECT

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PROPOSED HOUSE
AT LAND ADJACENT TO,
STRATHGLASS VIEW,
GLEN CANNICH
HIGHLAND IV4 7LX
FOR MR NORMAN BRUCE

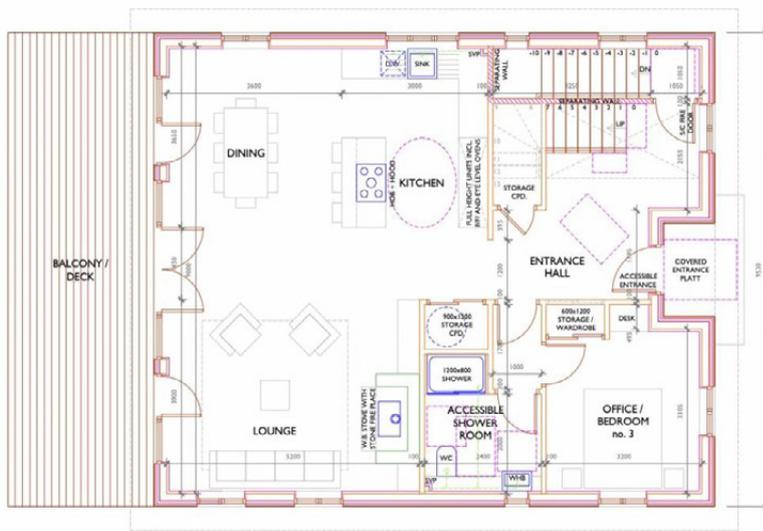
PLANNING
ELEVATIONS / SITE SECTIONS

Scale: 1:100 @A1 Date: JANUARY 2018
Drawn: sp Check: CT
Revised: *
Drawing No: 0510/01-27
IF IN ANY DOUBT ASK - DO NOT SCALE



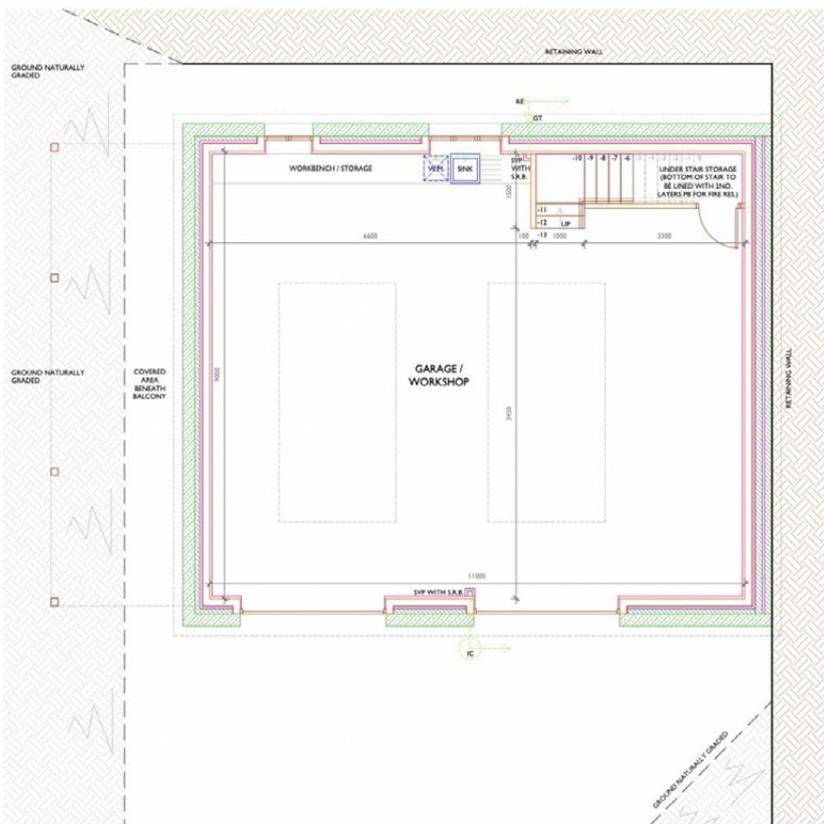
FIRST FLOOR PLAN

SCALE: 1:50
APPROX. 68.5m²



GROUND FLOOR PLAN

SCALE: 1:50
APPROX. 96.5m²



BASEMENT FLOOR PLAN

SCALE: 1:50
APPROX. 99m²

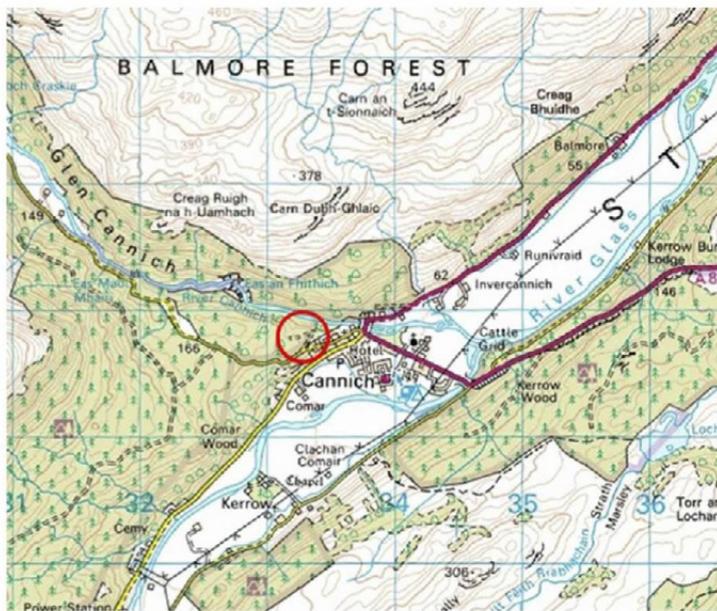
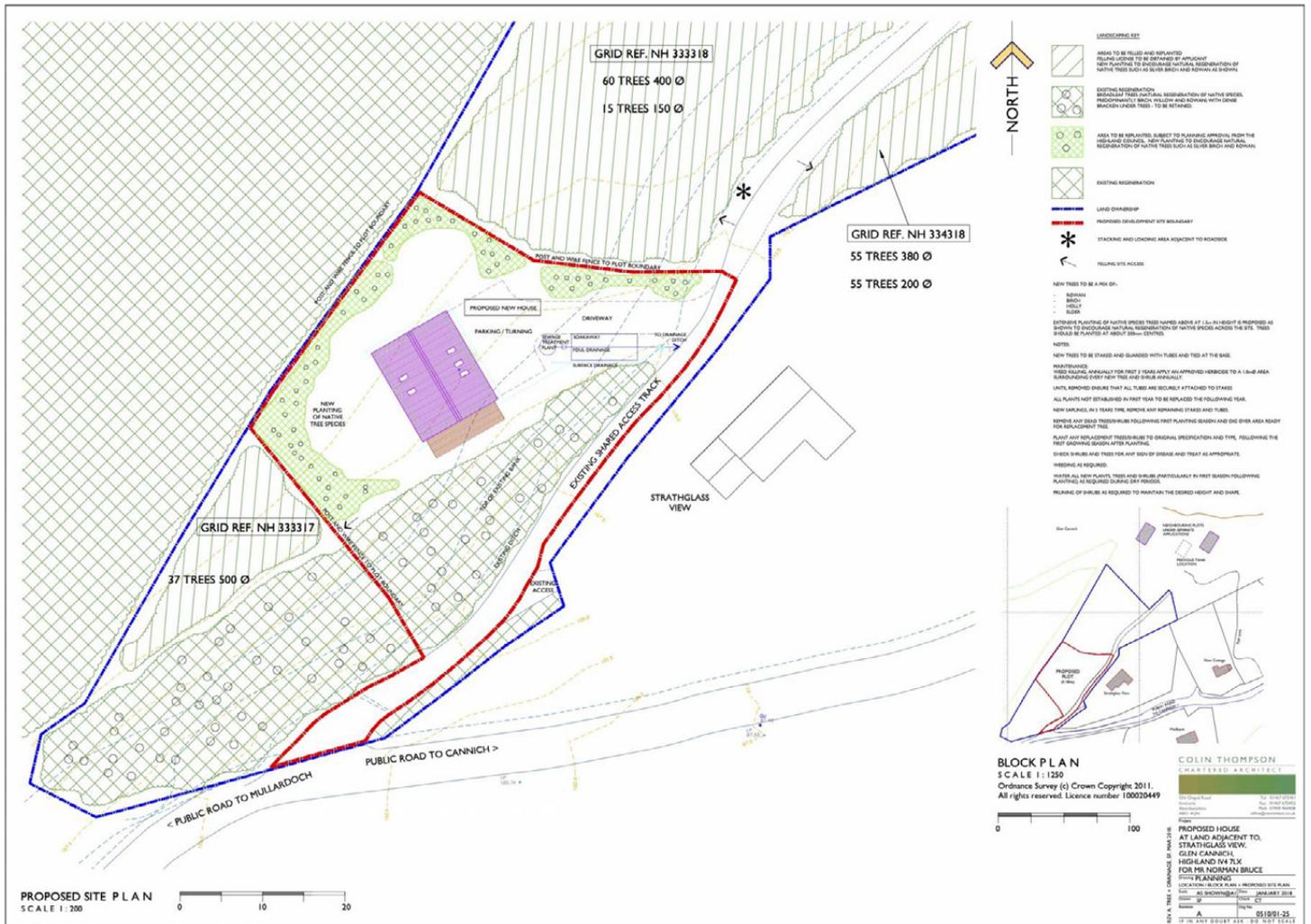


COLIN THOMPSON
CHARTERED ARCHITECT

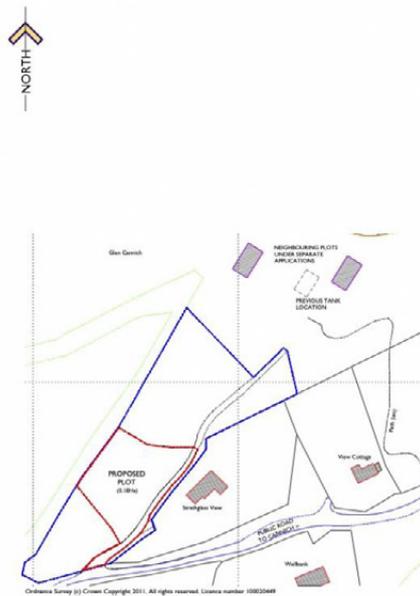
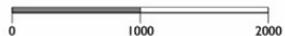
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PROPOSED HOUSE
AT LAND ADJACENT TO,
STRATHGLASS VIEW,
GLEN CANNICH,
HIGHLAND 174 TLX
FOR MR NORMAN BRUCE

PLANNING
PROPOSED FLOOR PLANS
Date: AS SHOWN @ 11:00 AM JANUARY 2018
Drawn: sp Check: CT
Approved: *
Dwg No: 0510/01-26
IF IN ANY DOUBT ASK - DO NOT SCALE



LOCATION PLAN SCALE 1:20000



BLOCK PLAN SCALE 1:1250
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PROPOSED HOUSE AT LAND ADJACENT TO, STRATHGLASS VIEW, GLEN CANNICH, HIGHLAND IV4 7LX FOR MR NORMAN BRUCE

Drawing: PLANNING
Site Location Plan
Date: AS SHOWN (A2) Date: JANUARY 2018
Drawn by: CT Check by: CT
Revision: 051001-SLP
IF IN ANY DOUBT ASK - DO NOT SCALE



The plot of land is located in an elevated position just a short walk from the pretty Highland village of Cannich and a short drive from stunning Glen Affric. Cannich is situated seventeen miles from the larger village of Beaulay and twenty-six miles west of Inverness with a local pub/restaurant, well-stocked village shop/post office and a village Hall .

Primary children attend school in the village and Secondary pupils are taken by free bus to Drumnadrochit. A bus runs regularly to Inverness. The area offers many outdoor activities, including, stalking, fishing, horse-riding, mountaineering and plenty cycling and walking tracks.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides good central shopping, retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Surveyor



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ALAN SUTHERLAND
Designer

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