

# Ladystone Steading

Bunchrew, Inverness, IV3 8TB

Offers Over £150,000





- Fantastic development opportunity
- Derelict steading with 7.7 acres
- Elevated position above the Beaully Firth
- Rarely available and sought after location
- Planning in principle to convert steading into dwelling house
- Services are nearby

Perfect opportunity to buy a plot of land in a fantastic location. Rarely available, the plot extends to 7.7 acres and planning in principle has been granted for the conversion of the farm steadings into a detached house with integral garage. The steading is in a poor state of repair and extreme caution should be observed whilst viewing the property. Please note that internal inspection is carried out at own risk. Approximately 3 acres of the site are fields used for grazing and bounded by a fence on 3 sides. The westerly boundary has been pegged out. The remainder of the site is established woodland. Please note that the area being sold is shown clearly by the red box on the title plan. The road access is already in place and is shared access. Services are believed to be on site on the north boundary of the steading. Purchasers will need to make their own enquiries regarding these.

### Directions

From Inverness take the A862 towards Beaully and continue to Bunchrew. There will be a big white sign on your left that says Ladystone, Westfield House, Birchwood house. Take this left and follow the road over the railway bridge and continue to the end of the tarmac onto a farm track. This road will fork - veer to the left past the bins and continue up the road until you see the Steading in front of you. Alternatively you can use the app What3words. By entering the below words it will give you directions to the steading.  
What3words: Mainframe.stow.postcard

### Planning Reference

Highland Council 21/04193/PIP  
Planning permission in principle for the conversion of farm steadings into a detached house with integral garage was granted on 6th April 2023. Full details can be found on the Highland Council website. Please note that detailed planning permission will be the responsibility of the purchaser.

### Services

Electricity and water are both believed to be on the North facing elevation of the steading.

### Tenure

Freehold

### Viewing

To arrange a viewing of this property please contact Karine MacRae on 01463 233218.

