



Dingwall 5½ miles

Inverness 19 miles

LAND AT NUTWOOD

STRATHPEFFER, ROSS-SHIRE

Subject site extends to approximately 2.86 ha (7.08 acres).

Capacity of 15 residential units.

Planning Permission in Principle granted 25th March 2015.

Allocated for housing within the current Ross and Cromarty Local Plan.

A-road transport links to Dingwall and Inverness.

Offers to purchase invited.

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DESCRIPTION

The site, approximately 2.86 ha (7.08 acres), lies to the north of Strathpeffer, adjoining the town's Conservation Area. It is situated close to the A834 main road from Dingwall and forms part of the gateway setting to the town.

The gently undulating site benefits from an elevated position and affords views down the River Peffer towards Dingwall and the Cromarty Firth. To the north and west, the site is surrounded by ancient and semi natural woodland which appears on Ordnance Survey maps dating back to 1860. The Conservation Area to the south demonstrates the outstanding built heritage of the town and the parkland setting of Castle Leod to the east provides a high environmental and amenity value site. There is limited scope for development within Strathpeffer, making this site a desirable location. There are currently no buildings or structures occupying the site.

The site has been considered as suitable for 15 dwellings (11 private and four affordable) to be located towards its centre, with landscaped and protection zones of 20 metres around the edge to offer amenity and compatibility with surrounding uses/properties. It is anticipated that an overage provision will be incorporated in the sale agreement to provide for an additional payment to the vendor in the event that more than 15 dwellings are constructed on the subjects of sale or a Planning Consent is subsequently granted which results in an increase in value of the subjects.

The affordable requirement can be delivered either on or offsite or as a Commuted Payment as per the Section 75 Agreement.

The Planning in Principle application includes two conceptual layout designs which were developed following the PAN process and consultation with the local community. The site design and layout are provided to demonstrate the site's potential, however interested parties may wish to consider their own designs. The dwellings will be

accessed from a single access road taken from a new section of the existing driveway.

Vehicular access is to be taken from the main A834 road via the existing driveway, which is to be upgraded to provide passing places. The driveway will require to be diverted through the field around the existing dwellings to provide access to the site. Amendments are required to the existing access junction with the A834 to improve visibility.

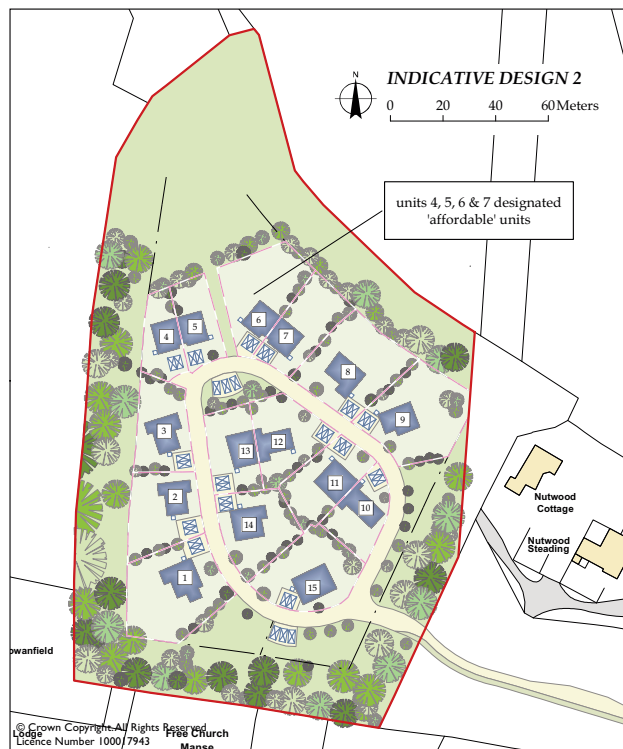
A tree survey has been carried out which identifies trees to be removed to improve visibility and this is available for inspection from Bowlts Chartered Surveyors.

The public water supply currently runs parallel to the A834 main road. Connection will be made in the vicinity of the amended access junction and taken to the site in connection with the improvements and construction of the access road. Connection to the existing foul sewer to the east of the railway station requires a combination of off-gravity sewers and a pump station.

The purchasing party(s) will be responsible for the delivery of the access and infrastructure. All necessary rights will be granted for this.

Further, it is the intention of the vendor to convey any land not required for the development between the new section of access, coloured blue on the inset plan within these particulars, and the three properties at Nutwood. Provision may be required within the design of the new section of access for spur points to enable the Nutwood proprietors to form new accesses to their properties.

A number of site investigations and reports have been submitted as part of the planning application process and it is advised that interested parties satisfy themselves as to the contents of these reports. These are available on request from Bowlts Chartered Surveyors.



LOCATION

The site is located on the northern edge of Strathpeffer, a vibrant Victorian Spa town unique to the Highlands in a beautiful natural setting. Tourism plays an important role and there is a good range of shops, restaurants, hotels and guest houses. Sports facilities include a swimming pool, golf course, tennis, shinty and cricket clubs. The recently refurbished Strathpeffer Pavilion specialises in live music, entertainment, weddings and conferences. The former railways station hosts a number of businesses and tourism related uses.

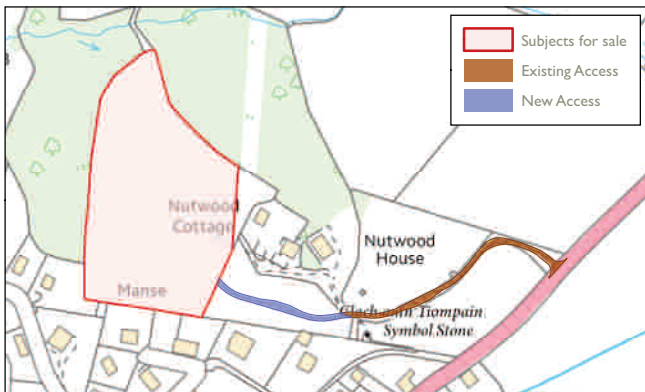
The surrounding countryside provides ample opportunity for outdoor pursuits such as cycling and walking and Loch Kinellan on the outskirts of the town is popular with bird watchers. The mountainous west coast and the popular tourist town of Ullapool are only an hour's drive away.

There is good accessibility to Dingwall (5.5 miles), Inverness (19 miles) and Inverness Airport (26 miles). Inverness, the capital of the Highlands, offers a wide range of retail opportunities and supermarkets as well as entertainment, cultural and medical facilities.

The nearest train station is five miles away in Dingwall and provides a regular rail service to Inverness. From Dingwall, the Kyle Line gives access to Wester Ross and Kyle of Lochalsh and the Far North Line continues to Wick and Thurso.

From Inverness, there are regular rail services to Aberdeen, Edinburgh, Glasgow and beyond and the airport has daily flights to London, Manchester, Birmingham, Bristol and Amsterdam.

Strathpeffer Primary School opened in 2000 and secondary education is provided in the recently built Dingwall Academy.



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PLANNING PERMISSION

The subjects for sale benefit from Planning Permission in Principle granted on 25th March 2015 under reference I4/02773/PIP.

LOCAL DEVELOPMENT PLAN

Ross and Cromarty East Local Development Plan (as continued in force April 2012) Ref: 4 Nutwood House. Developer to prepare a Masterplan in consultation with the Council's Planning and Development Service, Archaeologist, Forestry Officer, Conservation Architect and Roads Engineer to agree access, plot layout and design Principles.

Developers will be expected to continue the theme of generous separation, good design and quality finishes, compatible with the scale and character of buildings within the Outstanding Conservation Area boundary.

Developers will also have regard for the Eaglestone Scheduled Monument and Castle Leod Historic Garden and Designed Landscape settings. Trees and other landscape features surrounding the site will also be safeguarded.

Further information regarding the planning status of the subjects can also be obtained from the Highland Council's Planning and Development Service:-

Tel: 01463 702250.

Email: planning@highland.gov.uk

VIEWING

Interested parties may view the sites by prior arrangement with the sole selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Entry to the sites will be granted at dates to be mutually agreed with the vendor.

OFFERS

Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying on email.

**Seafield of Raigmore
Inverness, IV2 7PA
Tel 01463 235753
Fax 01463 235838**



**Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
Fax 01343 890222**

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IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries

REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

CC/AM 3181 - Date Prepared 14th September 2015