



Strathpeffer 1 mile

Dingwall 3 miles

THREE RESIDENTIAL DEVELOPMENT SITES

BLAIRNINICH, STRATHPEFFER, ROSS-SHIRE

Three residential development sites extending up to approximately 0.25 acres each, ideally situated between Dingwall and the historic spa town of Strathpeffer. Each plot has the benefit of Planning Permission in Principle for the erection of a detached residential dwelling.

For sale as a whole or in separate lots.

Offers invited in the region of £80,000 per plot or £240,000 for the whole

DIRECTIONS

From Dingwall, head west on the A834 past the Dingwall Business Park. After approximately three miles you will enter Fodderty and Blairminich. Continue on this road until you past Fodderty Primary School on the right hand side and after approximately 200m, the sites are located on the left hand side of the road.

From Strathpeffer, head east on the A834 towards Dingwall, passing the entrance to Castle Leod on the left. After approximately 500m or so, the sites sit on the right hand side. An unmade track leads into the sites off the A834.

AMENITIES

The attractive spa town of Strathpeffer lies approximately one mile west of the sites. The town has a range of facilities including recently refurbished grand pavilion as a performance arts centre, hotels, shops, numerous scenic walks and an 18 hole golf course. Dingwall has a fuller range of services including primary and secondary schools, supermarket and mainline railway station linking to Inverness.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606 :: www.highland.gov.uk

SITE AND PLANNING PERMISSION

Planning Permission in Principle has been granted for the erection of three detached residential dwellings. The terms upon which the Planning Permission was granted are contained in the Decision Notice (Ref: 15/02580/PIP). Please note that the dimensions of the site for sale differ slightly from those indicated on the plan submitted with the Planning Application.

All of the planning documentation can be inspected online via the Highland Council's e-planning facility or by arrangement with the selling agents.

ACCESS

Access to the plots will be via an existing unmade track off the A834 and then a short section of new track to the south of the plots. The intention is that the vendor will upgrade the track and the junction to the requirements specified within the terms of the Planning Permission (15/02580/PIP) and install the new section of track following a concluded sale of one or more of the plots.

Ownership of the entire access track will be retained by the vendor, with non-exclusive shared rights of access being granted to the purchasers. Responsibility for maintenance will be on a user basis.

Rights of visibility from the junction with the A834 will be retained by the vendor over part of the subjects, shown hatched in purple on the plan.

FENCING

The purchasers will be required to erect a stock-proof fence around the boundary of each plot and will be solely responsible for the maintenance thereafter, except where a fence is mutual between plots, in which case the costs will be shared.

SERVICES

There are currently no services on the sites but it is understood that mains water and electricity supply is nearby.

- Water - a private supply pipe will be installed by the purchasers leading from the mains to the subjects of sale. The purchasers will be required to bear the cost of the connection to the mains and for the water meter for the site. The purchasers will be responsible for the future maintenance of any private supply pipes.
- Electricity - the purchasers will be required to bear the full cost of the connections to the mains electricity supply.
- Drainage - the purchasers will be required to install at their sole expense a private septic tank and soakaway system.

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

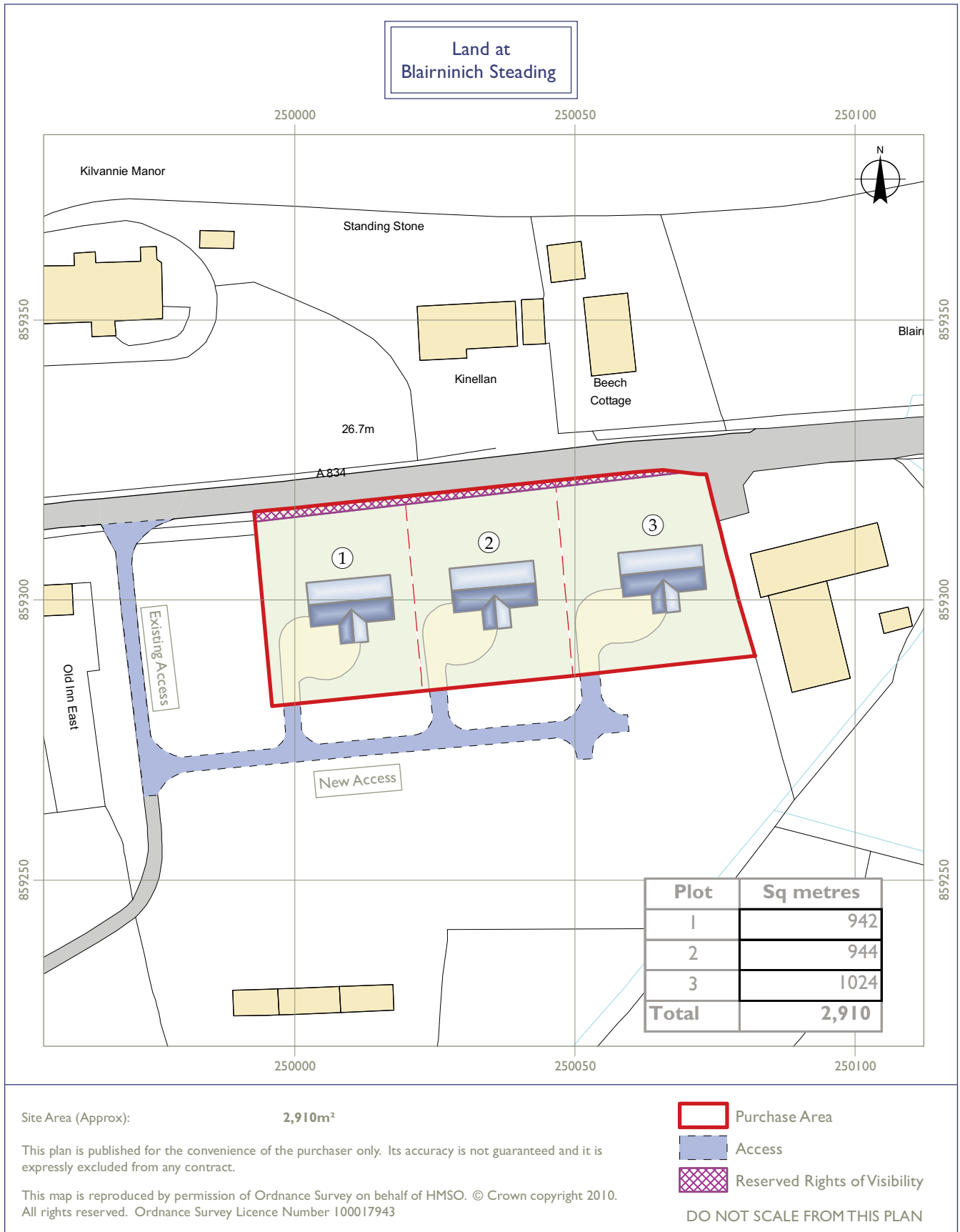
Offers in excess of £80,000 (EIGHTY THOUSAND POUNDS) sterling are sought for each of the sites. Alternatively, offers in excess of £240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS) sterling are sought for the whole.

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.

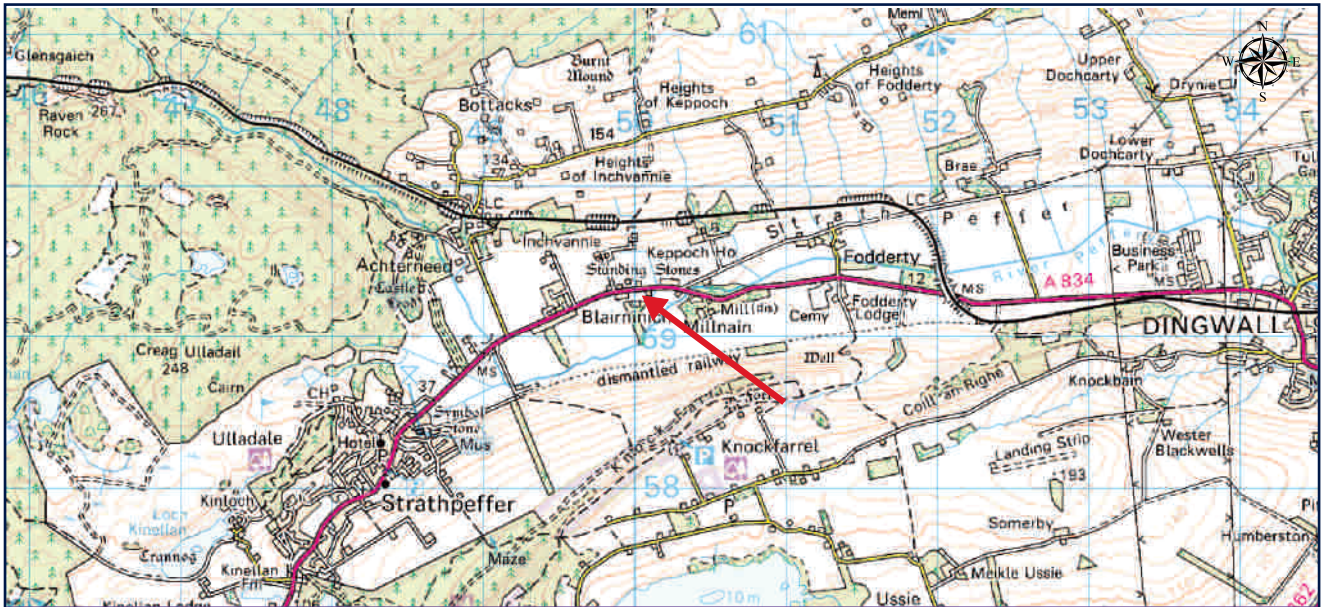
It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

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.



BOWLTS



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract. This map is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright 2006. All rights reserved. Ordnance Survey Licence Number 100017943. Scale: 1:250,000

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



We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management.



- Wayleaves and Compensation Claims • Telecom Masts • Sales, Purchases and Lettings • Contract Farming •
- Farm, Estate and Forestry Management • Planning and Development • Architectural and Building Services •
- Land Survey and Mapping Services • Environmental and Conservation Services • Valuations •

IMPORTANT NOTICE

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

- a) 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;
- b) 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;
- c) 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.

JP/AM 3394 - Date Prepared 6th April 2017

01343 890400
www.bowlts.com