

RESIDENTIAL DEVELOPMENT PLOTS

- > HERITABLE DEVELOPMENT PLOTS
- > LAPSED PLANNING PERMISSION FOR 2 HOUSES WITH GARAGES
- > PLOT B2: 0.17 ACRES
- > PLOT B3: 0.165 ACRES
- > AVAILABLE SEPARATELY OR TOGETHER
- > PRICE FROM: £75,000 PER PLOT
- > SCENIC LOCATION AND EASY ACCESS TO A835

FOR SALE

PLOTS B2 AND B3, WOODLANDS PARK, CONTIN, IV14 9EU

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LOCATION

The village of Contin is located within Ross-shire accessible via the A835 road which connects directly to the main A9 trunk road at Tore. The village sits some 6 miles to the south-west of Dingwall, 7 miles to the north-west of Muir of Ord and 19 miles to the north-west of Inverness the Capital and main administrative centre for the Highlands.

Primary education can be found in the surrounding area with schools at nearby Conon Bridge, Strathpeffer and Marybank. Nearby Dingwall provides both a primary school and secondary education at Dingwall Academy.

The village benefits from numerous facilities including a petrol filling station, a local convenience store, a village hall, Coul House Hotel and a chalet and caravan park. The area is very scenic and provides a number of forest walks and picnic spots and nearby Rogie Falls to the north west of the village is a popular tourist destination famous for salmon viewing. 18-hole golf courses can be found at both Strathpeffer and Muir of Ord,

The available plots are located on an elevated site at the north end of Woodlands Park to the east of the village centre with direct connection to the main A835.

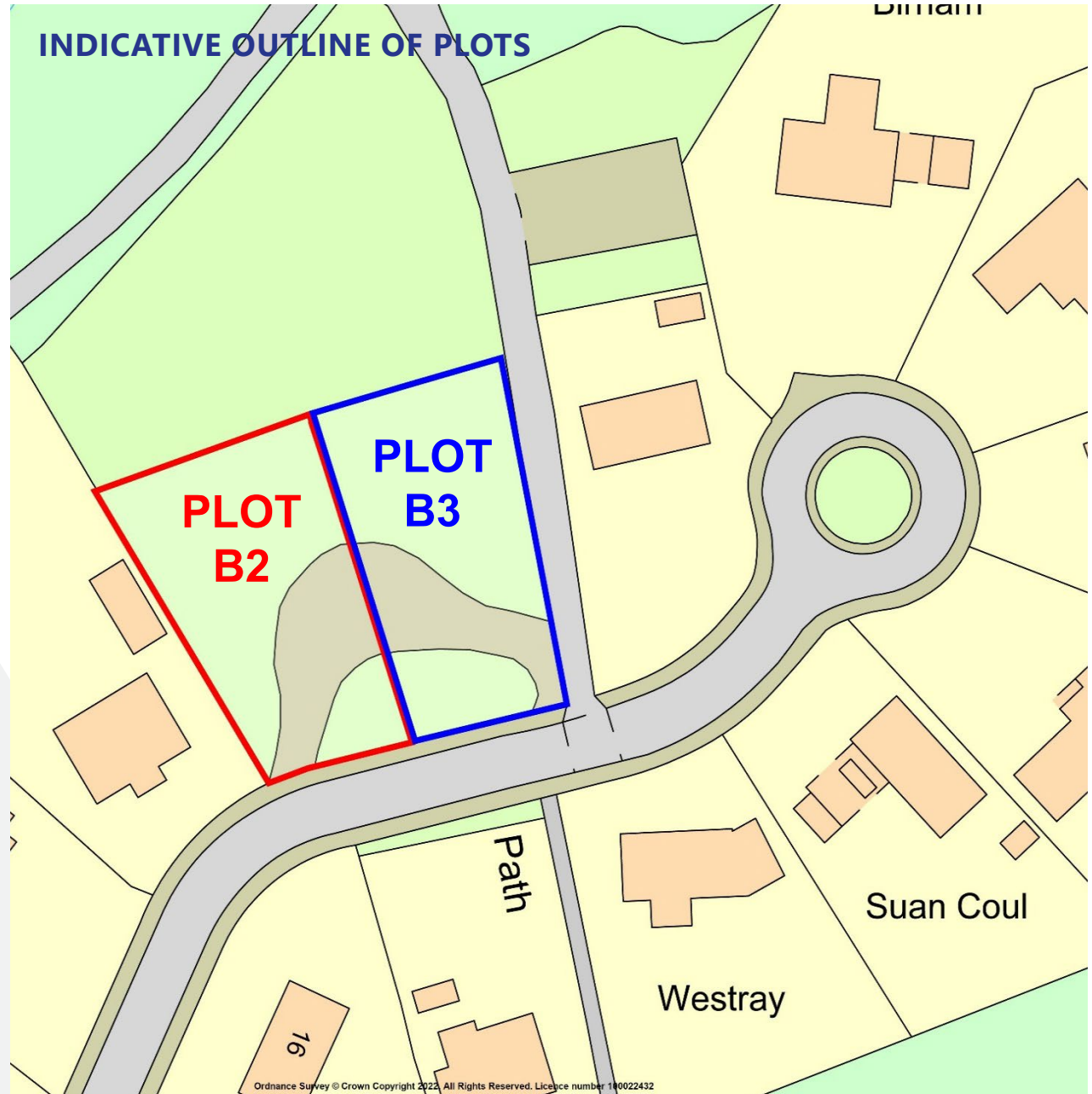
DESCRIPTION

The subjects comprise 2 residential development plots with lapsed planning permission for the erection of a dwelling house and garage on each plot. As the planning permission has now lapsed, prospective purchasers require to make their own enquiries with the Highland Council Planning Department.

The southern boundary of the plots runs parallel to the main Woodlands Park access road with residential properties to the east and west of the subjects. To the north the site is bounded by a wooded area. The plots are reasonably regularly shaped with a slight downward slope to the road and are currently grassed over with a part formed access in hardcore.

PLOT AREAS

Plot B2 extends to approximately: 0.17 Acres.
Plot B3 extends to approximately: 0.165 Acres.





PLANNING

We understand that planning for a house and garage on each plot was formerly secured but has now lapsed. Interested parties should make their own enquiries with the Highland Council Planning Department in this regard.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Selling Agents and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.

BOUNDARIES

The purchaser is deemed to have full knowledge of all boundaries and both the vendor and selling agents will not be responsible for defining the boundaries or ownership thereof.

SALE PRICE

The heritable interest in the plots is offered "For Sale" from £75,000 for each plot. Alternatively should a party be interested in acquiring both plots then please discuss proposals with the marketing agent.

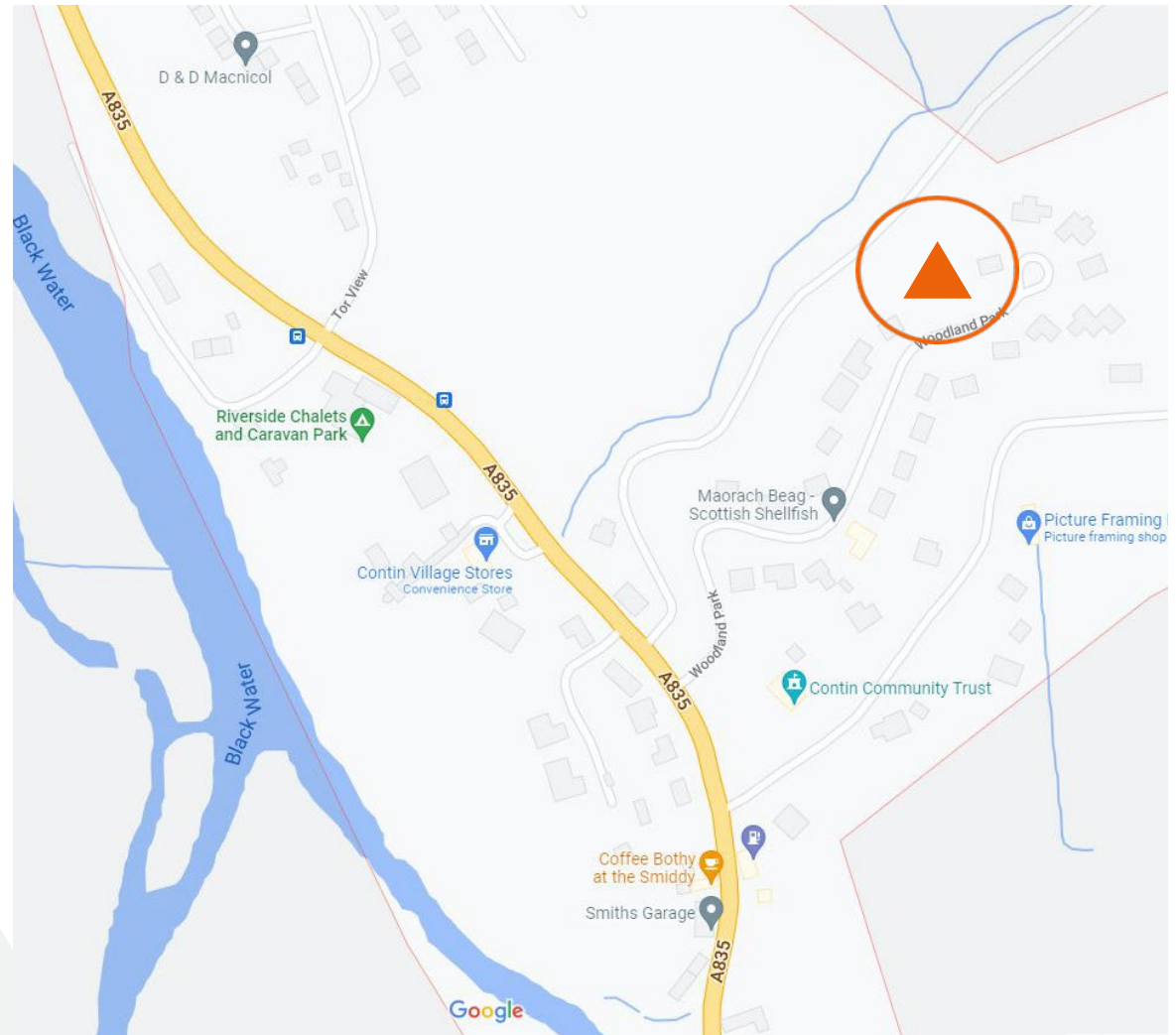
The sale price will be subject to VAT which shall be payable at the prevailing rate. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with any transaction.

SERVICES

We understand that all service connections are readily available at the boundary to the plots. Prospective purchasers should satisfy themselves in this regard.

VIEWING

Please contact the selling agents prior to any site visit.



For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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