

MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



HOUSE PLOT WALKERDALE, ROSEHALL LAIRG IV27 4BD

A rural and picturesque house plot situated close to Rosehall in Sutherland. With uninterrupted views across farmland and woodland this site offers peace and tranquillity.

Extending to approximately one acre (0.4047 ha) with services thought to be located in close proximity. With full planning permission granted.

Offers Over £60,000 are invited

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080
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Ref: 28510



The site extends to approximately 1 acre (0.4047 hectares) with full planning permission for the construction of a one storey detached property of traditional construction. A copy of the permission is available from the selling agent. Previously plans were drawn up for two detached houses although the planning permission for the second of two houses has now lapsed.

SERVICES

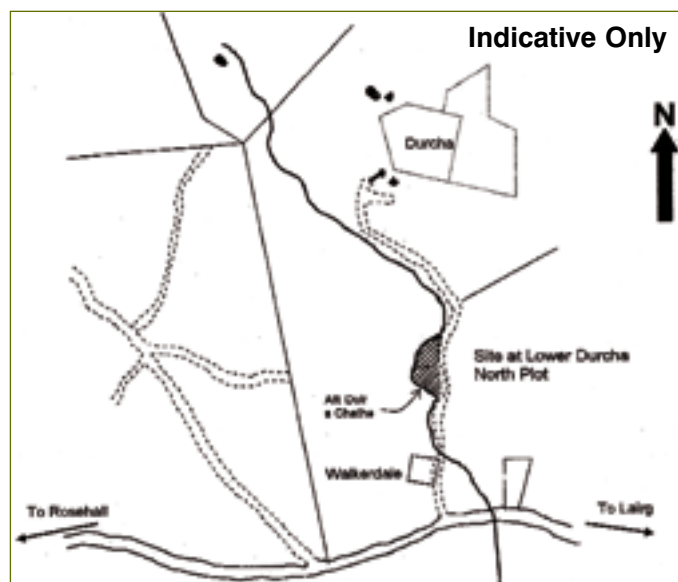
A mains water pipe crosses a small corner of the plot with connection and associated costs the responsibility of the purchaser. Drainage to be by septic tank. Electricity in close proximity to the site. Purchasers should satisfy themselves in respect of connection to such services and make their own enquiries to the relevant authorities.

BOUNDARIES

The plot boundaries are defined by the minor road on the east and the burn on the west. The boundaries are not fenced and purchasers should make note of the plan below.

DIRECTIONS

Travelling to Rosehall from Bonar Bridge along the A837



you will approach a right hand junction bearing up a hill shortly before you reach Rosehall. Take this junction marked 'Ravens Rock Gorge Walks'. Travelling up this hill you will reach a crossroads where you continue straight over. Continue along this road until you reach a T-junction, taking the left road marked 'Durcha'. Along this road you will travel over a bridge where you take the right hand junction marked 'Walkerdale'. Continue along this road for approximately 0.5 miles and you will see the plot on the left hand side of the road marked by our 'For Sale' sign. The plot has a cleared parking area similar to a lay-by for off-road parking.

GENERAL

Located in a rural position yet within easy distance (approx 11 miles) of Bonar Bridge where you will find a range of amenities including a post office, butcher shop, grocery shop and hotels with restaurants. A primary school is located in Rosehall with secondary schooling at Golspie. The renowned 'Falls of Shin' are located approximately 6 miles away with Harrods Produce, a restaurant, waterfalls, salmon leap and forest walks making an excellent local attraction. A primary school is located in Rosehall and secondary schooling to Golspie with transport provided to both.

NOTES

It would be the purchaser's responsibility to connect the services required to the site and interested parties should make their own enquiries to the relevant authorities concerning connections and costs.

VIEWING:

Site access at any time although care advised. Further information can be obtained from the selling agents on 01463 225000.

PRICE:

Offers Over £60,000 are invited.

POST CODE:

IV27 4BD

NOTES:

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.
3. The area measurement has been supplied by the seller and has not been verified

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