

# MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



*View from Navidale toward plot*



## **NAVIDALE, HELMSDALE, SUTHERLAND, KW8 6JS**

### **1 HOUSE PLOT FOR SALE**

An excellent opportunity to purchase a plot on the outskirts of Helmsdale, with magnificent views over the sea.

- Plot measures 0.180 hectares (0.44 acres).
- Septic tank drainage to be installed by purchaser
- Mains water adjacent to plot
- Electricity adjacent to plot
- De-crofted

**Offers Over £45,000 are invited**

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080  
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Ref: 30008

*Roadway at plot*



*Helmsdale*



*View from plot*



*River Helmsdale*



Helmsdale is a busy small town with attractive harbour on the North Sea serving a wide hinterland. Helmsdale is the home of the very popular Timespan Exhibition. It is also well served by community hall, hotels, restaurants and local businesses.

Outline Planning Permission (ref 11/02904/PIP) is valid up to Sep 2014. A copy can be obtained from selling agents.

#### **DIRECTIONS:**

From the south, travel through Helmsdale on the A9. At the far end of Helmsdale, on passing the end of 30mph speed limit sign, continue for 0.5 miles to the new roundabout. Turn left and continue for 0.7 miles uphill. Take a left on to an unmarked road, just before the "Reduce Speed Now" sign on the main road. A cream coloured cottage is situated on the right at the junction. Continue on this road for 400m

approx, passing one dwellinghouse on the left and a cottage on the right. The plot is the first part of the area behind the wall. Our For Sale board is attached on the fence.

#### **SERVICES**

Electricity is on site ready to be connected. Water is from a mains pipe in the roadway. Septic Tank to be provided by the purchaser on the plot. A neighbouring plot was sold in September 2011. There is a possibility of cost sharing if both plots developed about the same time.

#### **VIEWING:**

Interested parties may view at any time. Care should be taken if climbing the fence into the ground.

Please note that the ground for sale extends slightly beyond stone wall on the right in front photograph.

#### **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.

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