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PLOT 200M SE OF BROOMLEA HOUSE LOANS OF TULLICH, FEARN IV20 IXW

FIXED PRICE: £89,000

Extremely generous serviced house plot for sale extending to 0.53 HA (1.30 acres). This attractive semi-rural plot is situated on a level site with open views over the surrounding countryside. Planning Consent was granted by the Highland Council on 18th April 2017 ref 17/01158/PIP. Viewing is essential to appreciate the location, size and outlook from this plot.

HSPC Ref: MK04/54310



NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



The plot is situated near to the village of Fearn which has a primary school, Post Office and Railway Station. The nearby town of Tain is approximately 5 miles away where banks, medical and professional services can be found along with a range of restaurants and shops including Tesco, Asda, Lidl and Co-op Stores. Inverness is within easy commuting distance and there is a commuter train from the local station.

The walls must be finished predominantly in a white/off white wet dash, render/smooth coursed cement render/natural stone;

The roof must be covered in natural slate. It should be pitched and be of not less

than 40°degrees and not greater than 45°degrees;

The property should be single storey or one and a half storey in height;

The windows should have a strong vertical emphasis;

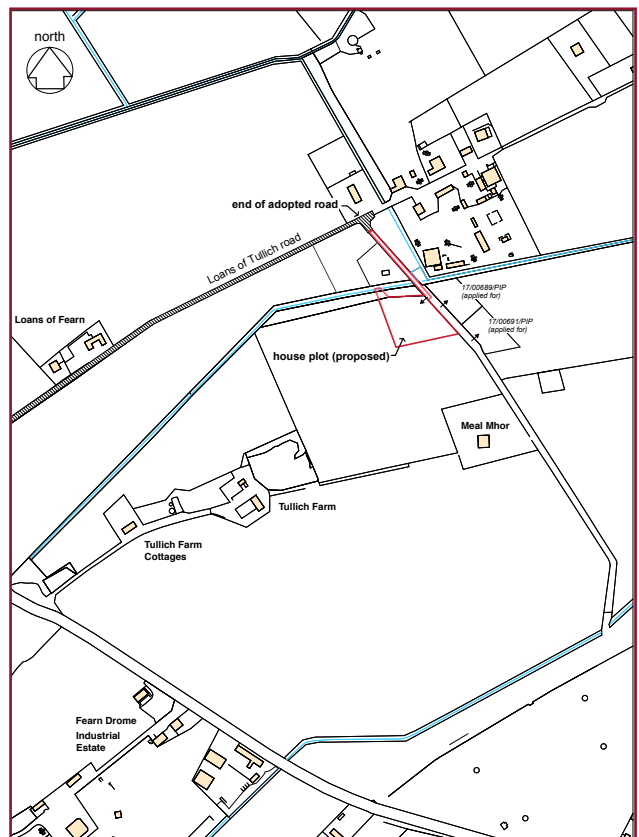
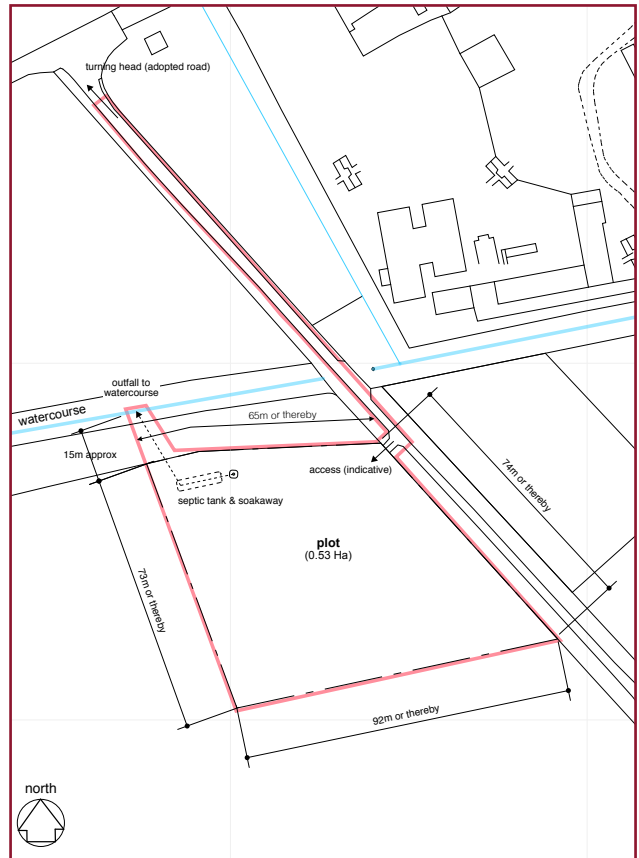
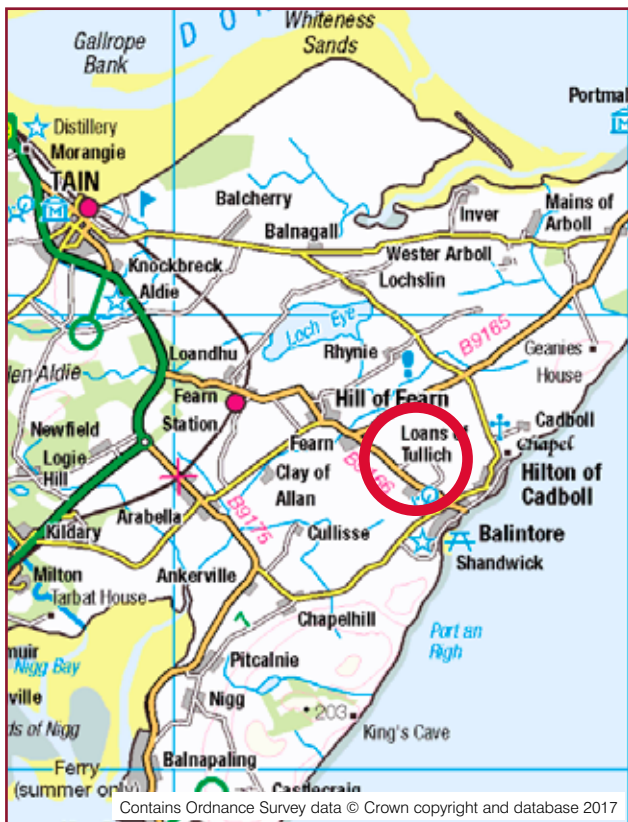
The property should be predominantly rectangular in shape with traditional gable ends;

In line with Highland Council policies the property should have two car parking spaces per 1 – 3 bedrooms; three spaces per 4 – 5 bedrooms and four spaces per 6 or more bedrooms. Any detailed plans should show a vehicle turning area within the site.

The full planning consent can be viewed on Highland Council's e-planning website and for further specific enquiries please contact your architect or the Highland Council Planning Office. The property will be served by mains water with private drainage. Prospective purchasers should make their own enquiries regarding the availability of all services.

Viewing:

Site access.



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.