



## **HOUSE SITE AT MILTON STRATHCONON**

- Building plot
- Planning Permission for the erection of a four bedroom house is in the process of being renewed
- Elevated site
- Idyllic location in Strathconon
- Superb views

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**Fixed Price £55,000**

**Viewing: By site access or telephoning the seller on 07818 857241 to  
arrange an appointment to view.**



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The small hamlet of Strathconon is an area of outstanding natural beauty. The plot is situated approximately twelve miles from Marybank, twenty miles from Dingwall and approximately a one hour's drive from Inverness city centre. Strathconon Primary School is located nearby. The area is popular with hill walkers and those enjoying other outdoor pursuits and is noted for a wide range of local wildlife.

### LOCATION

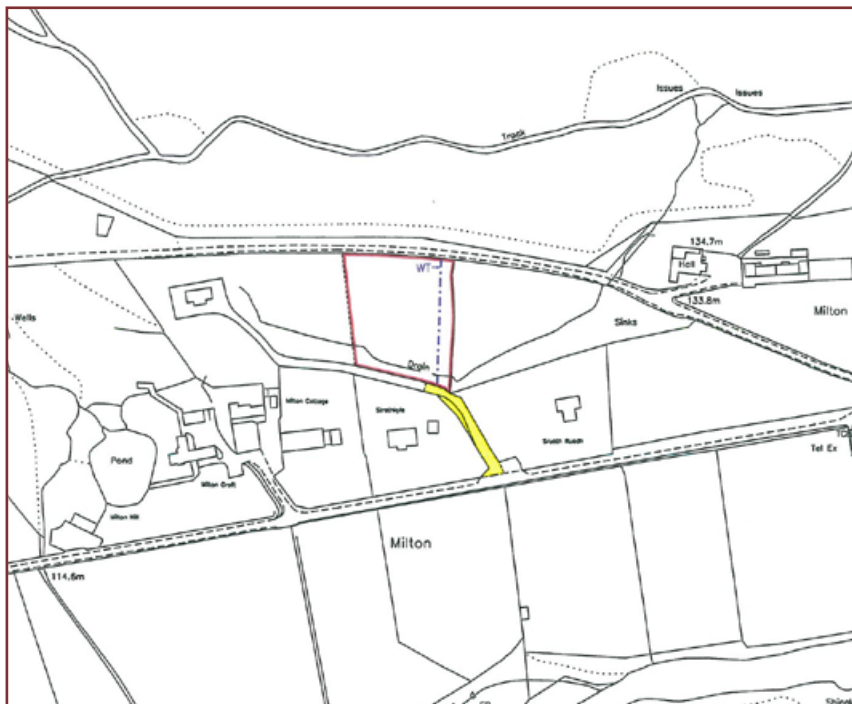
The building plot is situated in an elevated position with views over the River Meig and surrounding countryside.

### PLANNING PERMISSION

Planning Permission had been obtained for the erection of a four bedroom dwellinghouse under reference 13/01125/FUL dated 23rd November 2016 which has expired. A copy of this can be made available to interested parties. The sellers are in the process of applying for renewal of the Planning Permission.

### SERVICES

Road access to the plot is by way of a private access road which has been constructed. Electric and telephone supplies are adjacent. Drainage will be by way of a private drainage system. It is anticipated that a private water supply will be obtained via a bore hole to be constructed on site by the purchaser.



### DIRECTIONS

From the Dingwall to Ullapool A835 public road turn left and travel to Marybank. In Marybank turn right and follow the road signposted "Strathconon/Scatwell". Continue along this road for approximately twelve miles passing through Dalnacroich, past the Primary School and the signpost for "Strathconon Hall". Take the next right up the rough track just before the house called "Strathkyle" and the plot is on the right hand side.



*If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.*

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