

# MACKENZIE & CORMACK

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## **PLOT AT VIEWFIELD PARK, TAIN, ROSS-SHIRE, IV19 1RJ**

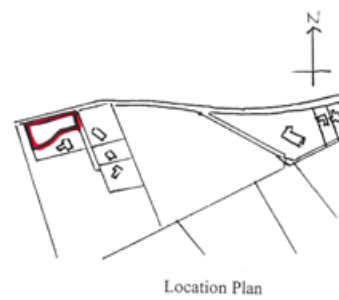
OFFERS OVER: £99,995

Opportunity to purchase an elevated house plot in sought after area with panoramic views over the Dornoch Firth and the historic Highland town of Tain. The plot extends to approximately  $\frac{3}{4}$  acre or thereby. All services are on site or nearby. Access to the property will be from the main public road leading up to Tain Hill.

HSPC Ref: MK04/56019

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





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The location of the plot provides easy access to the A9 for travelling north or south. The High Street in Tain has shops, cafes, restaurants and banking services can be found. The town has Asda, Tesco, Lidl and Co-operative supermarkets, a medical practice, primary and secondary education, a golf club and hotels. A number of recreational pursuits can be enjoyed in the area and there are extensive forest walks just a stroll away from the plot. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.

Planning in principle was granted on 12 December 2016 ref 16/04276PIP for a 1 or 1½ storey dwelling house. The house should be of a traditional design using traditional materials and finished with natural stone or wet rendered walls. The roof should be not less than 40° pitch and not greater than 45° pitch with traditional gable ends finished with natural slate.

**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.

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