

**POLES ROAD, DORNOCH
SUTHERLAND IV25 3HP**

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**LAND EXTENDING TO
0.42ha (1.04 Acres)**

OFFERS OVER £15,000

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www.highland.gov.uk/propertysales

DESCRIPTION:

This rectangular shaped piece of land is relatively flat and is bound on three sides by a post and wire rylock fence with a barbed top wire. The fourth boundary is formed by both a stone wall to the neighboring cemetery and a substantial hedge to Stoneybank House.

LOCATION:

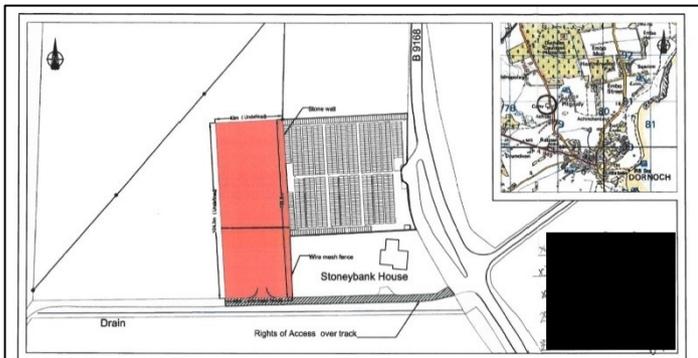
The land is located approximately 1 mile to the North West of the town of Dornoch in the County of Sutherland. The property is accessed via an unpaved track which leads from Poles Road (B9168). An access right will be granted over the access track.

GENERAL:

The land has not been cultivated in some time and is in an overgrown condition.

**SITE AREA:**

The land extends to an area of 0.42ha (1.04 Acres).

**SERVICES:**

It is understood mains; water, electricity and drainage are available in close proximity. Interested parties are advised to make enquiries directly to the relevant utility companies for further information in terms of connection to the subjects for their proposed use. In the South East corner of the site there is a Scottish Water Main and 2 stop cocks for the neighbouring house and the house at the end of the track.

COUNCIL TAX RATE / RATEABLE VALUE & BUSINESS RATES:

The property is not currently listed in either the valuation roll or on the Council Tax list.

EPC RATING:

NA

PLANNING:

The property is designated within the local plan as being within the rural hinterland as a result there is a presumption against housing unless exceptions are met. Exceptions include where a house is required in connection with land management or in association with a rural business or to meet a demonstrable affordable housing demand.

VIEWING:

The property can be viewed at any time.

PRICE:

Offers over £15,000 are being sought.

DATE OF ENTRY:

To be mutually agreed.

SUBMISSION OF OFFERS:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to **Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX** and clearly marked "**OFFER – PRONCY CEMETERY**".

Faxed or Emailed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.