

# MACKENZIE & CORMACK

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## HOUSE PLOT, CHAPEL ST, TAIN, ROSS-SHIRE, IV19 1EL

OFFERS OVER £39,500

Rare opportunity to purchase a house plot extending to 226m<sup>2</sup> (0.06 acre) on a quiet street close to the centre of historic Tain. Planning permission was granted by The Highland Council under Ref: 18/02106/FUL on the 4th July 2018 for the erection of a 1¾ storey property with traditional gable ends and chimneys. The proposed house has a lean-to to the south west facing elevation and individual private access. Off-street parking for 2 vehicles. The plot is perfectly situated to enjoy the local amenities and also provide easy access to the A9 for travelling north and south. Tesco supermarket and the renowned Platform 1864 restaurant are nearby. The Golf Club, Bowling Club, Links and Beach walks are a short stroll away.

HSPC REF: MK04/57106

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



The High Street in Tain is approximately a minutes' walk away where shops, cafes, restaurants and banks 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. 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.

This permission is granted subject to the following conditions and reasons:

1. No work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development, including a timetable for investigation, has been submitted to, and approved in writing by, the Planning Authority.
2. No work shall commence until a detailed specification for all proposed external materials has been submitted to, and approved in writing by, the Planning Authority. The proposed materials shall comprise of a natural slate roof tile, conservation grade rainwater goods to front elevation and conservation style rooflights.

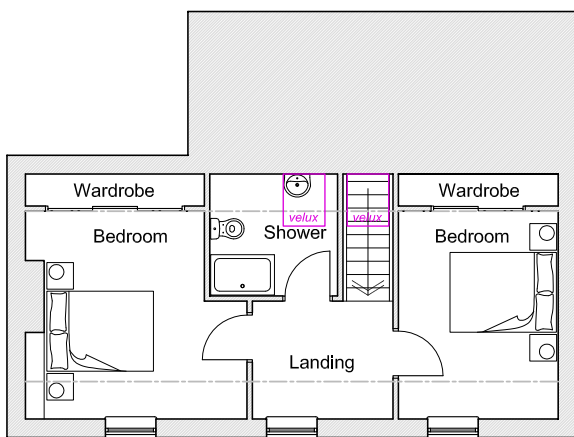
3. No work shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority.

4. Prior to the first occupation of the development hereby approved, the first 6 metres of the access from Chapel St, from the edge of the public road, shall be surfaced in bituminous macadam or a similar hard, cohesive material.

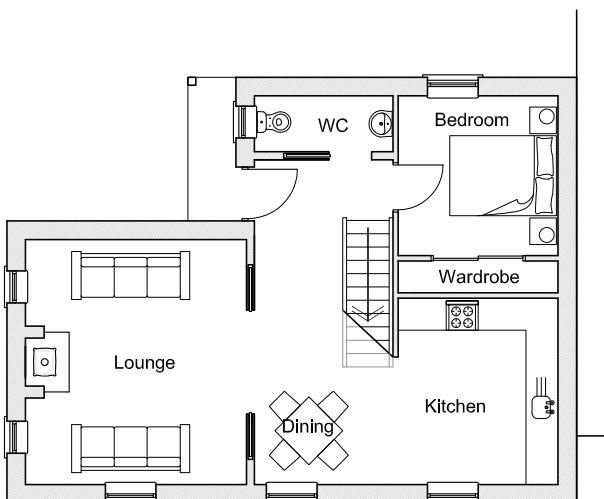
5. Prior to the first occupation of the development, parking spaces (excluding garages) for a minimum of 2 cars shall be provided within its curtilage in accordance with The Highland Council's Access to Single Houses and Small Developments, and shall thereafter be maintained for this use in perpetuity.

Full planning permission and copies of the approved drawings are available at <https://wam.highland.gov.uk/wam/> under Ref: 18/02106/FUL

**Viewing:**  
Site Access



First Floor Plan (45m²)  
Scale 1:100



Ground Floor Plan (61.5m²)  
Scale 1:100



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.