



Innes & Mackay

**TWO BUILDING PLOTS, EAST WATERGATE, FORTROSE, IV10 8SF**

- TWO INDIVIDUAL PLOTS
- COULD BE SOLD AS ONE LARGER PLOT
- OUTLINE PLANNING ON EACH PLOT
- SET IN ESTABLISHED LOCATION
- HIGHLY DESIRABLE VILLAGE OF FORTROSE
- WALKING DISTANCE TO VILLAGE AMENITIES
- EASY COMMUTING DISTANCE TO INVERNESS
- FURTHER INFORMATION BY REQUEST

**OFFERS OVER  
£125,000 (per plot)**

HOUSE POSITIONS SHOWN AS INDICATIVE

PLANNING APPLICATION

M & M Mackay

House Plots at East Watergate Fortrose

Site Sections

Scale: 1:1000 Date: May 2020

Project: 1/108 PL025

GARY JOHNSTON  
Planning and Development Consultant

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

LEGEND

- Site Boundary
- Landmark
- Visibility Lines

PLANNING SUBMISSION

M & M Mackay

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hspc





## **DESCRIPTION**

Unique opportunity to acquire building plot(s) in the highly sought after village of Fortrose and within easy walking distance to all village amenities. Each plot has outline planning permission for the erection of a dwelling. Further information available upon request.

## **LOCATION**

Fortrose is a popular and thriving historical town with an excellent range of local shops and amenities including a small supermarket, post office and chemist. The shops are varied with some offering a good range of local produce whilst the amenities include a sailing club at Fortrose Harbour and a golf course set in a stunning location on the long, narrow shingle and sand spit heading towards Chanonry Point, also a popular location for Dolphin watching. Fortrose Academy is a sought after secondary school, this along with the primary school approximately two miles away in Avoch and the good commuting distance to Inverness and the airport beyond makes Fortrose a popular residential area for growing families.



## **SERVICES**

The services to the building plots are located nearby.

## **ACCESS**

There is a shared access road from East Watergate. This road is shared with 2 - 4 other dwellings.

## **VIEWING ARRANGEMENTS**

Viewing by appointment through Innes and Mackay on 01463 251200.

