FOR SALE

PRIME RESIDENTIAL DEVELOPMENT PLOTS

PLOTS 1 & 2, THE PILLARS, PITGRUDY, DORNOCH, IV25 3HY

- HERITABLE DEVELOPMENT PLOTS
- HOUSE PLOTS WITH FULL PLANNING PERMISSION
- DEVELOPABLE SITE AREA:
  PLOT 1: 0.29 ACRES / PLOT 2: 0.39 ACRES
- AVAILABLE SEPARATELY OR TOGETHER
- PRICE: FROM £85,000 PER PLOT
- SCENIC LOCATION AND EASY CONNECTION TO A9 TRUNK ROAD

SHEPHERD
COMMERCIAL

LOCATION

The subjects are located in a scenic area at the end of a quiet cul-de-sac 1½ miles to the north west of the town of Dornoch which lies on the north shore of the Dornoch Firth in the county of Sutherland. The town has a range of shops, hotels, restaurants and services including primary and secondary schools as well as The Royal Dornoch championship golf course. Rail and bus services run daily both north and south. Tain lies approximate 9 miles to the south and the city of Inverness lies approximately 44 miles to the south via the main A9 trunk road.

DESCRIPTION

The subjects comprise 2 residential house plots with full planning permission for the erection of two traditional style 2-storey 4-bedroom houses with double garages and landscaping. Both plots enjoy scenic views across the surrounding countryside and beyond to the Dornoch Firth. Site and elevation plans as well as floors plans can be viewed on-line on The Highland Council planning portal (Reference: 17/02067/FUL) or please contact the marketing agent for further information. The subjects are currently grassed over with part of the site bounded by stock fencing.

SITE AREA

We understand the developable site area for each plot extends to the undernoted approximate areas:
Plot 1: 0.29 Acres
Plot 2: 0.39 Acres .

PLANNING

Planning Consent is in place to erect two houses with garages. Planning Reference: 17/02067/FUL refers and can be viewed on-line on the Highland Council web site.

SALE PRICE

The subjects are offered "For Sale" from £85,000 for each plot. Alternatively, should a party be interested in acquiring both plots then a discounted sale price can be considered. Please speak with the selling agents for further information.

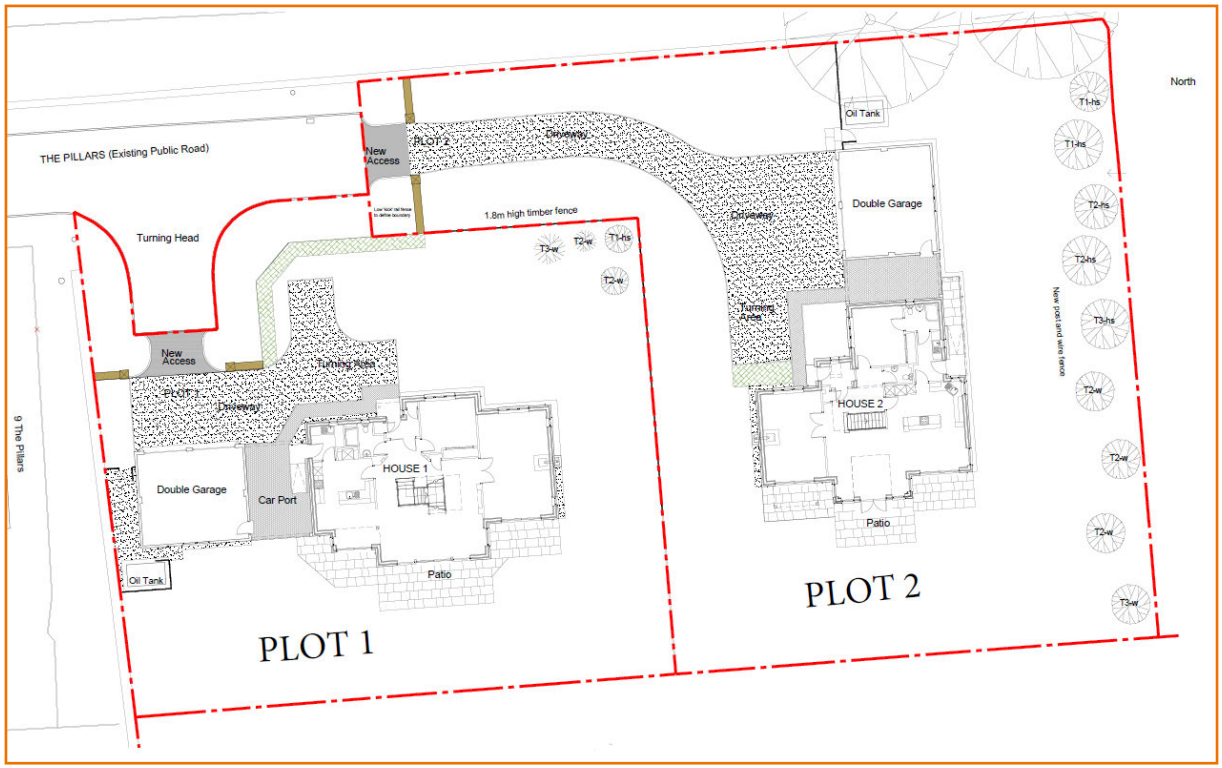
SERVICES

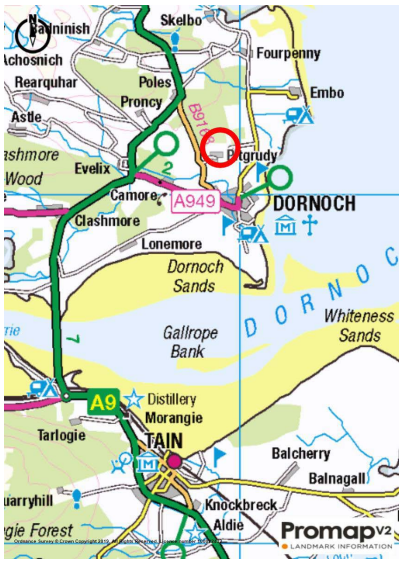
We understand that all service connections are readily available at the boundary to the site/s. Potential Purchasers should satisfy themselves in this regard.

COSTS

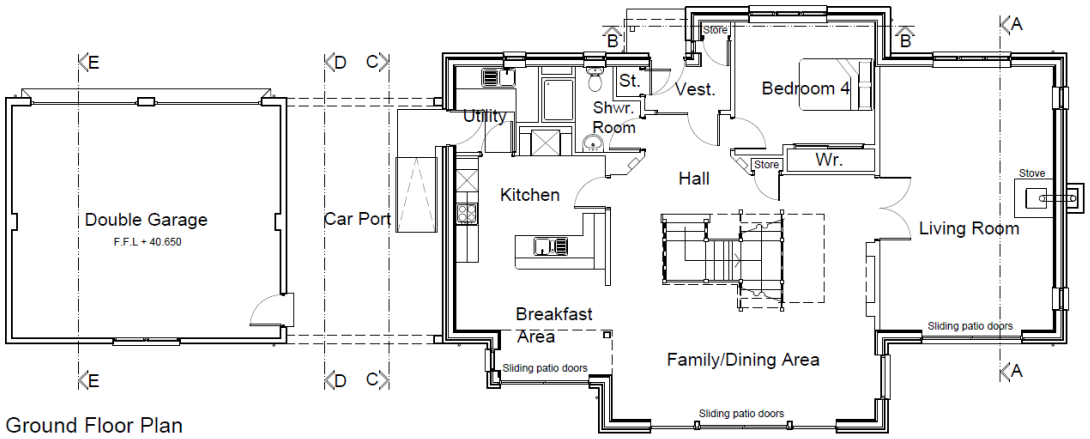
Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.

INDICATIVE SITE LAYOUT PLAN – PLOTS 1 & 2



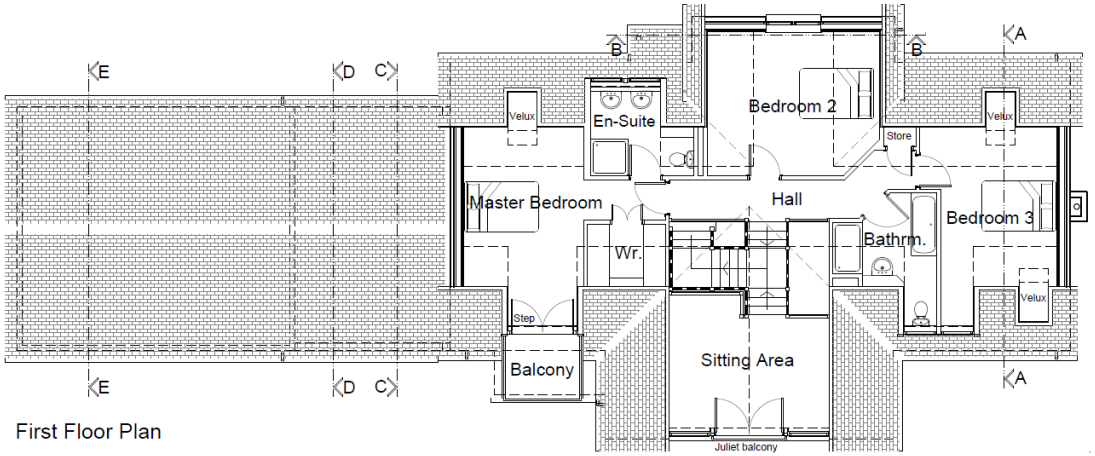


INDICATIVE PROPOSED FLOOR LAYOUT PLANS

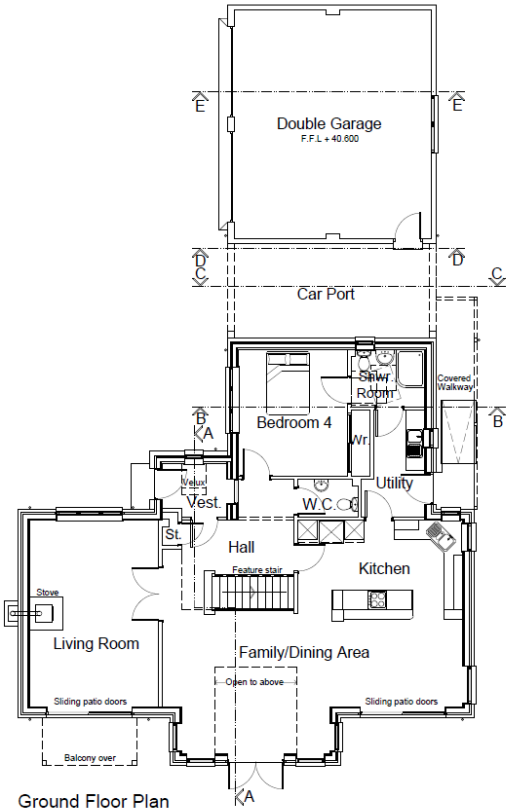


Ground Floor Plan

PLOT 1

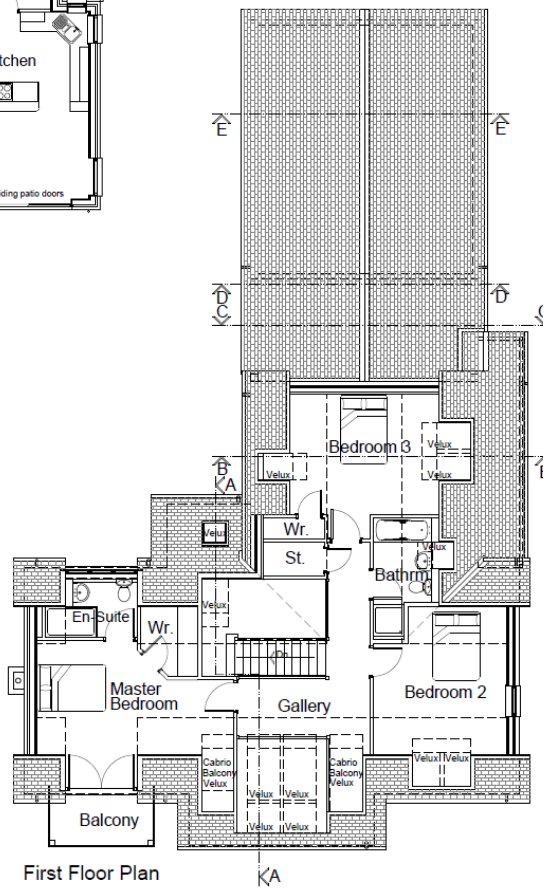


First Floor Plan



Ground Floor Plan

PLOT 2



First Floor Plan

VIEWING & FURTHER INFORMATION

By contacting the sole marketing agents:-

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On instructions of Geoff Jacobs, acting as Liquidator of Project Solutions Ecosse Properties Limited. Geoff Jacobs is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants in Scotland.

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Octoberr 2019