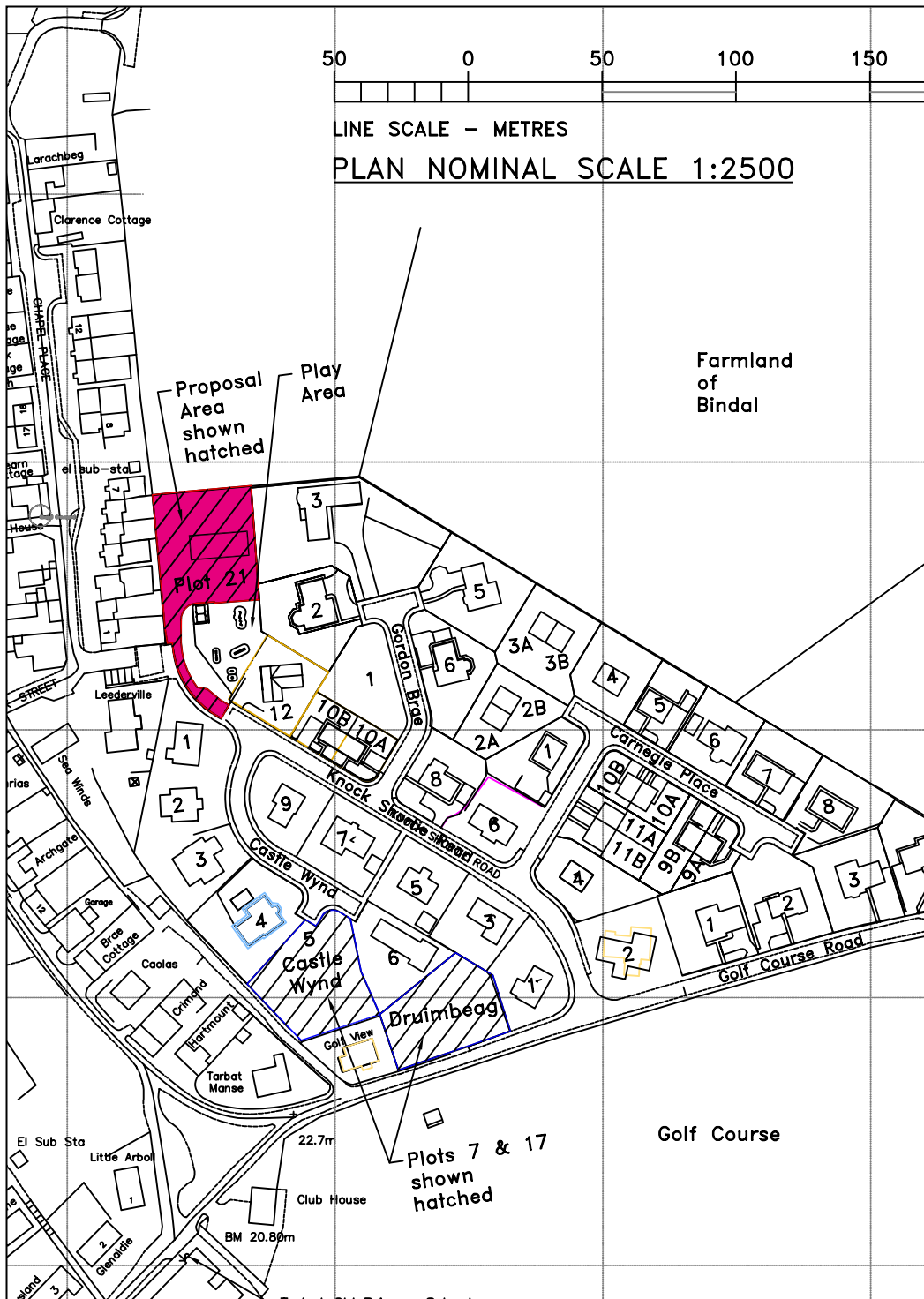


Plot 21, 60m NW Knock Shortie Road, Portmahomack, Ross-Shire IV20 1RL

Offers Over £90,000

£60,000
PRICE REDUCTION





Development site in the desirable coastal village of Portmahomack. This site extends to 1,782m² (0.44 acre). Planning Permission Ref No: 21/04972/FUL was granted for 3 dwellings and a new access road on 12th August 2022. The Building Warrant was granted on 18 September 2023. The application is for a row of 3 terraced houses which step up the hillside. The overall length of the entire building is 20996mm and the width is 9300mm. There is a play park to the south and fields to the north. The site is within active travel range of several community and commercial facilities, including a shop, café, public house, school and church. The site has access to the village centre via a network of footpath links, in addition to its main vehicular access via Knock Shortie Road.

Lying on the shores of the Dornoch Firth. Portmahomack is a pretty, west facing fishing village well-known locally for its picturesque setting, sandy beach and spectacular sunsets. Situated just nine miles off the main A9 Inverness to Wick road, which is part of the now famous road trip, the NC500. Portmahomack has a Primary School, Golf Course, Community Hall and Post Office/Shop. There is also an excellent sandy beach and harbour. Interesting coastal walks can also be enjoyed around the Easter Ross peninsula. Dolphins are often spotted in the Moray Firth. The town of Tain is approximately 10 miles away where all other major facilities such as Secondary education and medical practice and shops can be found.



The proposed houses are similar in design to the existing pair of semi-detached houses at 10A and 10B Knockshortie Road. They would have the addition of peaked roofs above the front doors, a feature used on existing semi-detached houses on nearby Carnegie Place. The houses would be finished in dry dash and have grey roof tiles, like many homes in Knockshortie and the wider area, and would step up the slope to work with the levels of the land.

Conditions

1. Prior to the first occupation of the development hereby approved, the car parking and access arrangements shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.
2. Prior to the first occupation of the development hereby approved, the Knock Shortie play park shall be fenced and gated. Thereafter, the fencing and gates shall be maintained and retained in perpetuity.
3. No development or 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/work, including a timetable for investigation, has been submitted to, and approved in writing by, the planning authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

The Archaeology Investigation was carried out, nothing of archaeological interest found.

4. No development 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.
5. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or sports facilities and/or play areas and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the planning authority.
6. The wheelie/kerbside recycling bin collection area shall be constructed prior to the first occupation of the development and thereafter maintained in perpetuity.

PLEASE NOTE: The Developer Contribution has been paid.

Further details can be found on The Highland Council ePlanning website using Ref: 21/04972/FUL.

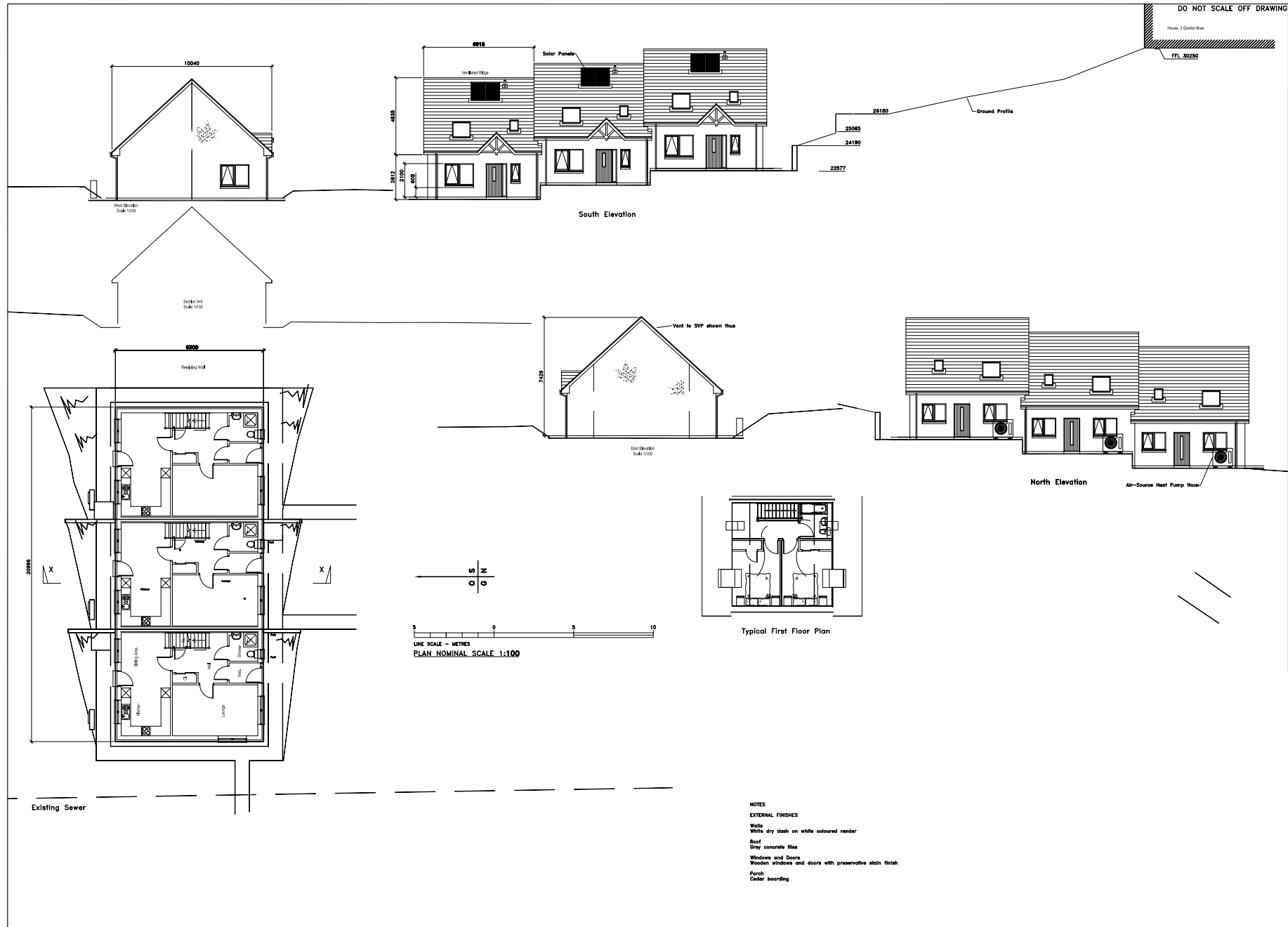
Location:

<https://w3w.co/nurses.case.handover>

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. 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.

