

5 Plots At Croft Pedde Court, Elizabeth Crescent, Dornoch, Sutherland IV25 3NT

Offers Over £92,500 Each





Five adjacent plots with Outline Planning Permission granted from The Highland Council, Reference 22/01452/FUL on 31st March 2023. The plots will be sold fully serviced for electricity and with adjacent services for water. The sites are located within active travel distance to local facilities, including schools and shops.

The Royal Burgh of Dornoch is a historic town on the route of the NC500 scenic drive around the North Highlands. World renowned for its Championship Golf Course, Dornoch is the centre of East Sutherland's increasingly popular golf paradise which includes the iconic courses of Brora, Golspie and Tain as well as Dornoch's second course the Struie. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, award winning beach and high quality of life. The town itself has a good range of shops, restaurants and services including a health centre as well as a primary school and Academy. There is a squash court, gym and MUGA available in the town centre.



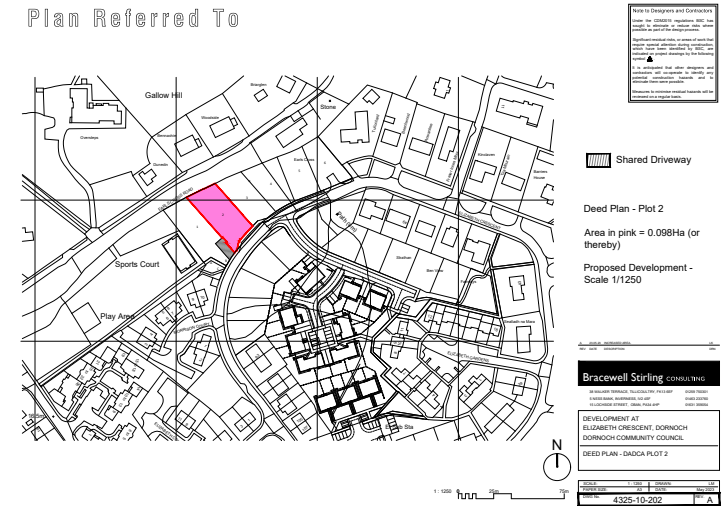
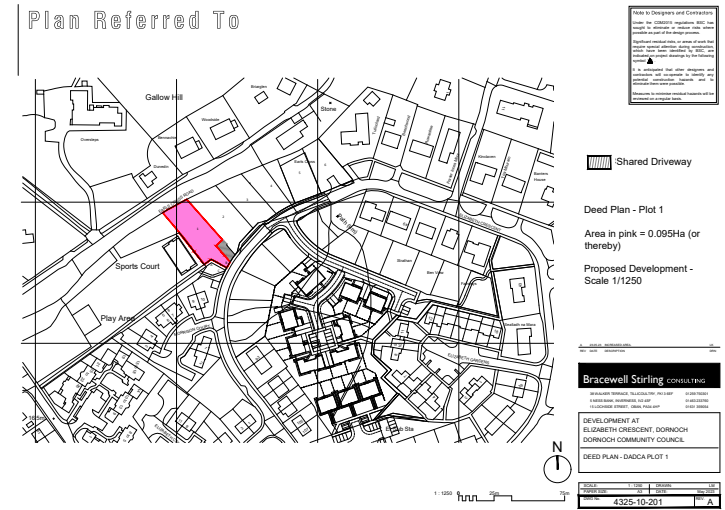
The Dornoch Firth is designated a Site of Special Scientific Interest and is home to a wide variety of wildlife. As well as being popular with golfers the area attracts walkers and cyclists. First class stalking and salmon fishing are available on nearby estates and rivers. Loch Fleet Nature Reserve is close by and the stunning north-west Highlands, often referred to as the last great wilderness in Europe, containing some of the most beautiful beaches and mountains in Scotland, are also easily accessible. There is a train station across the Dornoch bridge in Tain connecting to daily mainline services which run from Inverness to London and the South. Inverness, 45 miles to the south, has all the facilities of a modern city including an airport with twice-daily flights to London, and regular flights to other UK and European destinations.



**PLOT 1: 0.095Ha (0.235 ac)**



**PLOT 2: 0.098Ha (0.242 ac)**



<b>PLOT 1</b>	<b>0.095Ha</b>	<b>(0.235 ac)</b>
<b>PLOT 2</b>	<b>0.098Ha</b>	<b>(0.242 ac)</b>
<b>PLOT 3</b>	<b>0.074Ha</b>	<b>(0.183 ac)</b>
<b>PLOT 4</b>	<b>0.074Ha</b>	<b>(0.183 ac)</b>
<b>PLOT 5</b>	<b>0.066Ha</b>	<b>(0.163 ac)</b>

### DESIGN PARAMETERS (Mandatory)

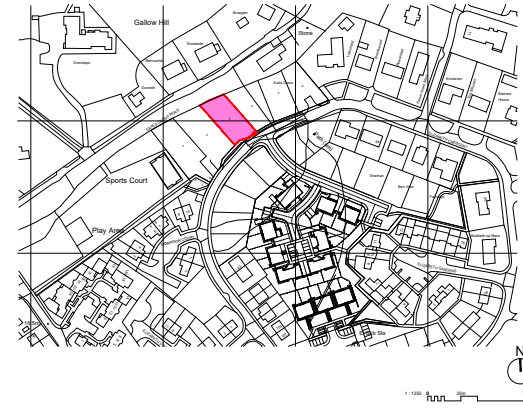
1. The houses should not be closer than 9 metres to the rear boundary.
2. The houses should not be closer than 2 metres to any lateral boundary.
3. The front building line of the houses should not be closer than 4 metres from the heel kerb at the road frontage and no fencing, hedging or similar barriers will be permitted forward of the front building line.
4. The houses should not exceed 20% footprint of the plot area.

5. Directly opposing clear windows will not be acceptable closer than 18 metres.
6. Gable and rear elevations which face onto public areas such as roads or open space should be 'active elevations' ie have windows and detailing to address these areas.
7. Rear garden boundary fences shall not exceed 1500mm high.
8. Houses will not be built within 15 metres of any major existing trees both on and adjacent to the site.

**PLOT 3: 0.074Ha (0.183 ac)**



Plan Referred To



**Plan To Designate and Contain**

DEED PLAN - PLOT 3  
Area in pink = 0.074Ha (or thereby)  
Proposed Development - Scale 1/1250

**Bracewell Stirling CONSULTING**

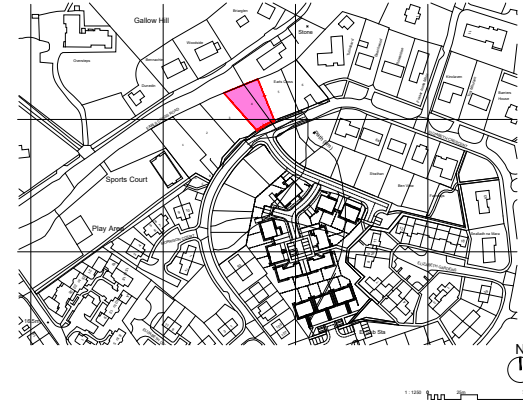
DEVELOPMENT AT ELIZABETH CRESCENT, DORNDOCH DORNDOCH COMMUNITY COUNCIL  
DEED PLAN - DADCA PLOT 3

DATE	4/25/2023
PROJECT	4325-10-203
SCALE	A

**PLOT 4: 0.074Ha (0.183 ac)**



Plan Referred To



**Plan To Designate and Contain**

DEED PLAN - PLOT 4  
Area in pink = 0.074Ha (or thereby)  
Proposed Development - Scale 1/1250

**Bracewell Stirling CONSULTING**

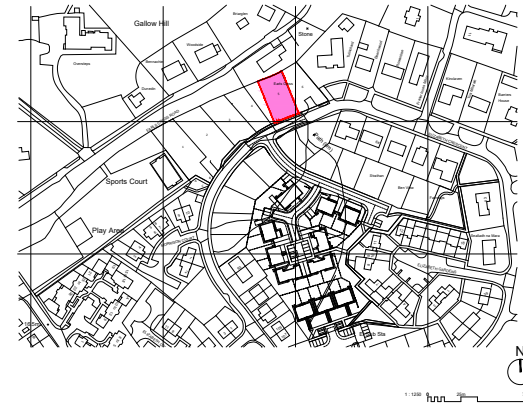
DEVELOPMENT AT ELIZABETH CRESCENT, DORNDOCH DORNDOCH COMMUNITY COUNCIL  
DEED PLAN - DADCA PLOT 4

DATE	4/25/2023
PROJECT	4325-10-204
SCALE	A

**PLOT 5: 0.066Ha (0.163 ac)**



Plan Referred To



**Plan To Designate and Contain**

DEED PLAN - PLOT 5  
Area in pink = 0.066 Ha (or thereby)  
Proposed Development - Scale 1/1250

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DEVELOPMENT AT ELIZABETH CRESCENT, DORNDOCH DORNDOCH COMMUNITY COUNCIL  
DEED PLAN - DADCA PLOT 5

DATE	4/25/2023
PROJECT	4325-10-205
SCALE	A

9. All applications will require sections through the site showing existing and proposed levels. Houses should be set down in plots where appropriate and exposed under build should be minimised.
10. Detailed applications for houses adjacent to houses under construction or already built should show the precise position of these existing structures and their openings.
11. Pitched roofs of min 35° will be required.
12. Building heights should not exceed 1 ½ storey in height on Plots 5-6 with a max ridge height of 7.5m. Building heights should not exceed 2 storey in height on Plots 1-4 with a max ridge height of 8.5m.
13. External materials and finishes will be agreed with the Planning dept. prior to any detailed application being submitted and these shall be in keeping with previous phases of the development.
14. Retaining walls should be avoided but if required should be shown on site plans with sections showing any graded ground to either side and their position in relation to mutual boundaries. Any retaining walls required on a mutual boundary are joint responsibility. During the course of building, if any additional retaining walls are required which exceed 1m high, these will require Planning consent and the appropriate consent should be obtained.
15. Roofing shall be preferably dark grey concrete roof tiles or profiled metal sheeting.
16. Within curtilage parking and (where appropriate) turning, should be provided in accordance with Highland Council Roads guideline standard requirements. August 2020
17. Designs shall take into account privacy and amenity of other existing or as yet unbuilt houses.
18. Applications should include details of landscaping and planting within the plot.

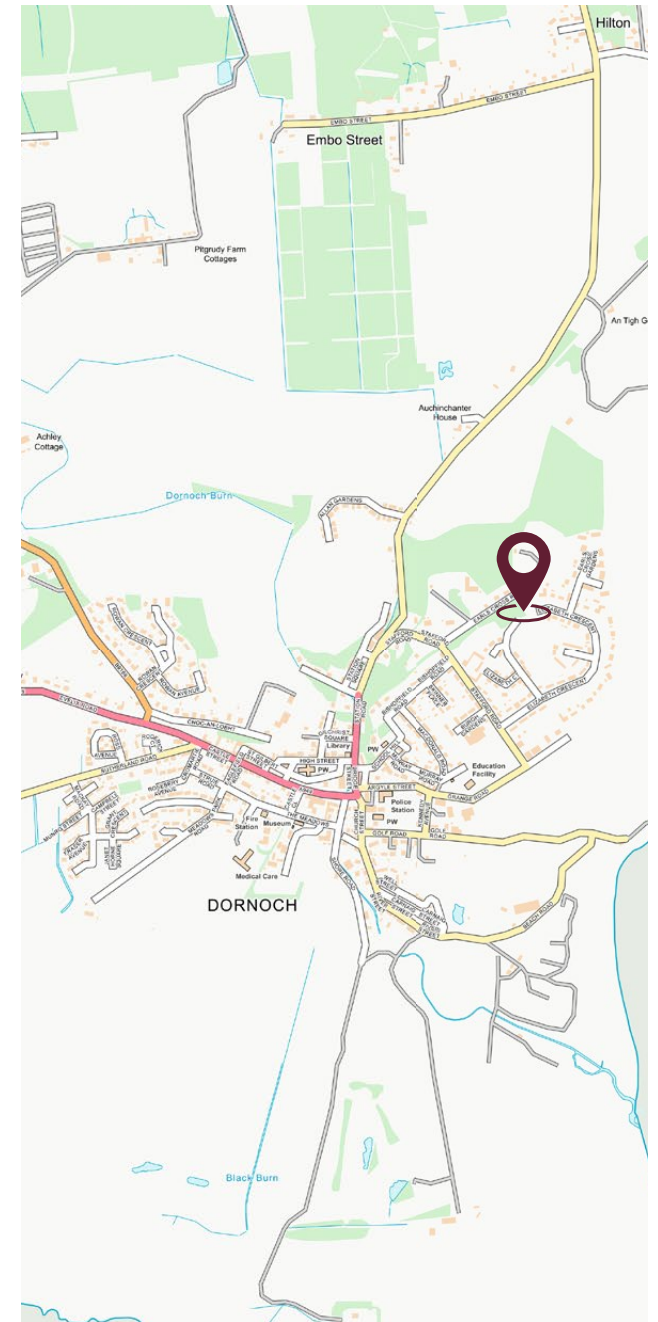
A sustainable design method should be incorporated to demonstrate compliance with NPF Policy 1 and 2. Heating systems should be zero generation of carbon emissions at source for example, heat pump or other high efficiency electric system supplemented with PV panels.

To demonstrate compliance with NPF Policy 3 the proposals should incorporate plants which are wildlife friendly eg • Campanula. • Comfrey. • Delphinium. • Foxglove. • Hardy geranium. • Honesty. • Hollyhock. • Potentilla. • Buddleia • Verbena bonariensis • Lavender • Perennial Wallflower (Bowles Mauve) • Marjoram (Oregano) • Holly. • Ivy • Hawthorn. • Rowan • Teasel • Cotoneaster • Sunflower • Shrub rose 19.

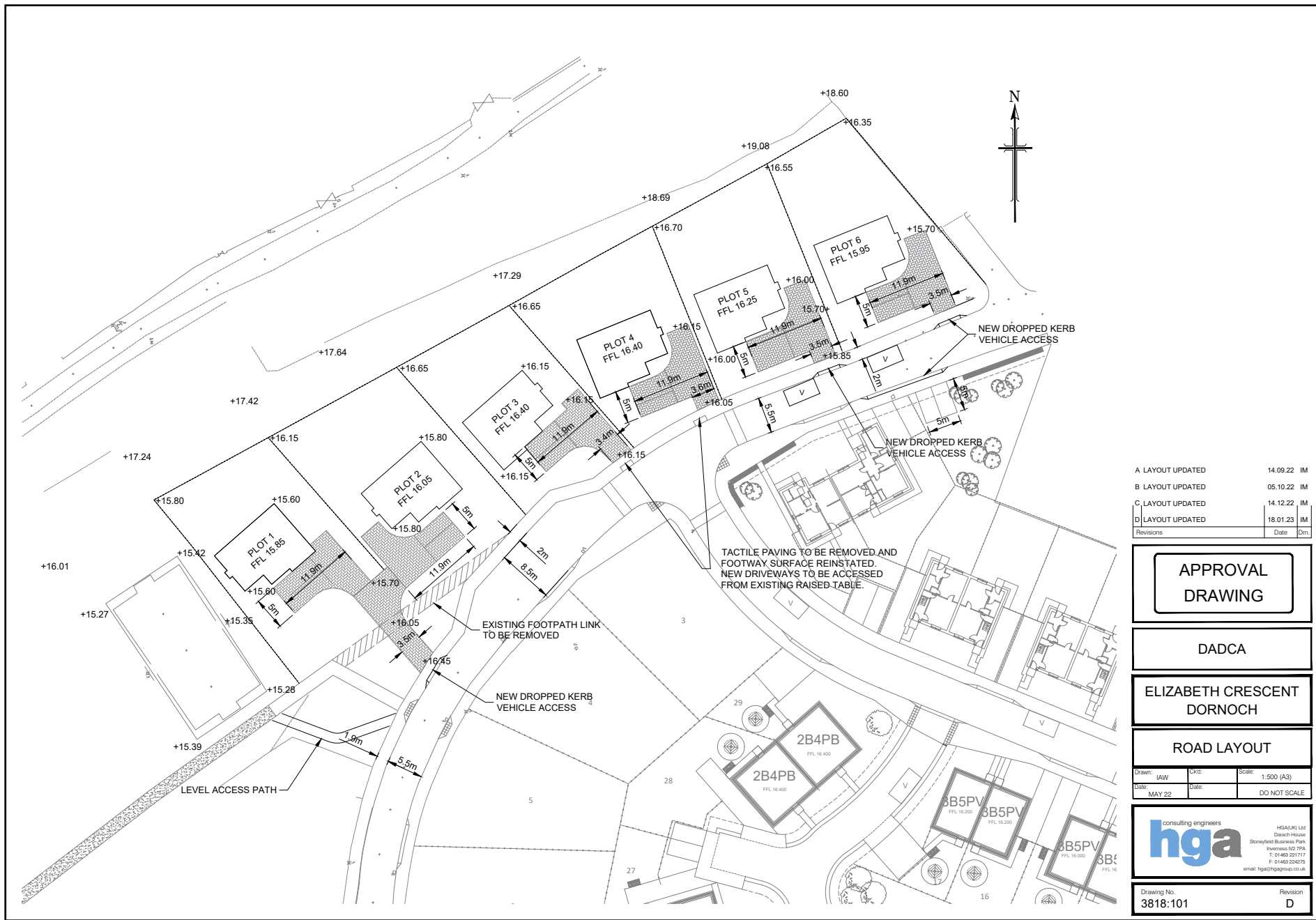
### IMPORTANT INFORMATION

Development of future phases or building plots within a larger planned layout may extend into several years. Therefore it should be accepted that building sites and activity may be disruptive as long as areas of the site remain vacant.

The above requirements are for your information and protection as they require to be upheld by all parties developing houses with the main site area. If there are undeveloped plots within areas where topsoil has been stripped, these are to be maintained by grass cutting and weed removal when required to a tidy state by the developer-please see your contract to ensure this is done. This condition is for your amenity. Likewise therefore please refrain from dumping garden rubbish or building material outside your garden/site. All excess building materials must be correctly disposed of. Garden rubbish should be composted or use the wheelie bin. It should be noted there are certain developments within the garden area of a house which do not require permission. These may include small extensions to the complete house, garden sheds, greenhouses, kennel or aviary etc. The height of trees, hedges etc are not always specifically controlled by local authorities. It should be noted that views cannot be protected. In these matters the resolution of issues is simply down to neighbourliness



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.



A LAYOUT UPDATED	14.09.22	IM
B LAYOUT UPDATED	05.10.22	IM
C LAYOUT UPDATED	14.12.22	IM
D LAYOUT UPDATED	18.01.23	IM
Revisions	Date	Dim

**APPROVAL  
DRAWING**

**DADCA**

**ELIZABETH CRESCENT  
DORNOCH**

**ROAD LAYOUT**

Drawn: IAW	CKD:	Scale: 1:500 (A3)
Date: MAY 22	Date:	DO NOT SCALE

consulting engineers

**hga**

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Drawing No: <b>3818:101</b>	Revision: <b>D</b>
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