

Plot 45m NW of Viewfield, 13 Arabella, Fearn, By Tain IV19 1QH

Offers Over £55,000

£10,000
PRICE REDUCTION





Excellent opportunity to purchase a building plot at Arabella, by Tain, with planning consent for a house with detached garage. The plot is surrounded by post and wire fencing. It has far-reaching open views over farmland to the rear. The plot extends to just over 0.085 of a hectare (0.21 acre) and measures roughly 35.20m x 23.40m. Highland Council granted PP with reference number 22/01234/FUL for the erection of a house and detached garage, on 14th June 2022. Plot has power and just requires a meter connection. Shared access drive from the B9175. The plot is within easy commuting distance to Tain, Alness, Dingwall and Inverness.

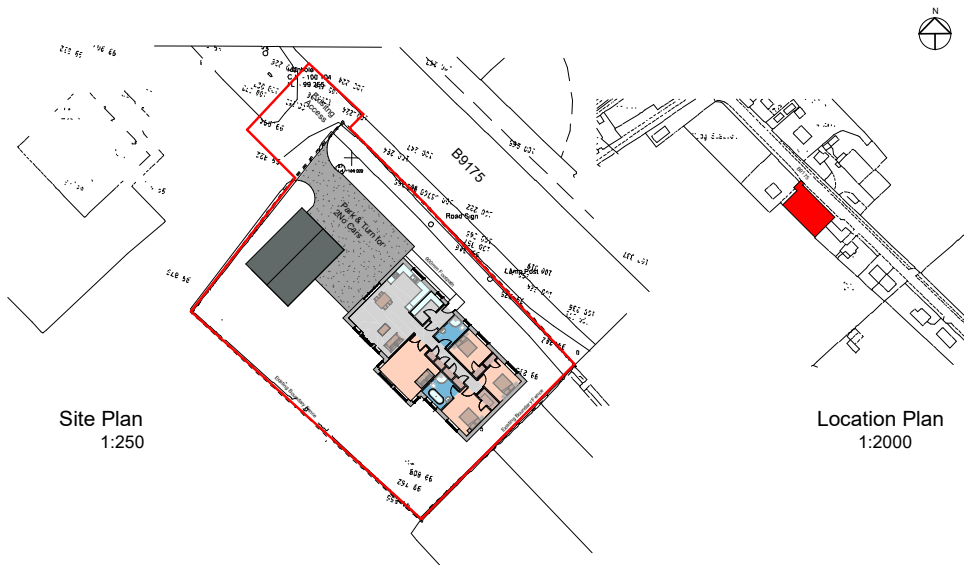
Arabella is a peaceful village surrounded by farmland. It is located approximately 4 miles from Tain and 32 miles from Inverness. All the normal professional, medical and banking services can be found in Tain. There are a number of recreational pursuits that can be enjoyed in the area including golf, bowls and tennis. It is also an ideal base for cycling, walking and fishing.



GROUND FLOOR
Area 137.79 sqm



David & Jackie Macgruer	Ground Floor Plan	
45m NW of Viewfield, 13 Arabella by Tain	Drawing No. - 100	Revision - A
	Scale - 1 : 50 @A3	Drawn - JM
		Date - 17/03/22
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Site Plan
1:250

Location Plan
1:2000



David & Jackie Macgruer	Site Plan	
45m NW of Viewfield, 13 Arabella by Tain	Drawing No. - 001	Revision - A
	Scale - 1 : 250 @A3	Drawn - JM
		Date - 17/03/22
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The proposal aims to erect a single storey dwelling with an approximate footprint of 17.9m x 10.5m with a ground to roof ridge height of 5.5m. The proposed bungalow will have an off-white rendered exterior complimented by dark grey clad elements and a slate effect tiled roof situated at a pitch of 34°. The windows and doors throughout the proposal will be grey PVC.

The detached garage will be single storey with an approximate footprint of 8m x 6m with a roof pitch of 10°. The garage will have a steel clad exterior which will be Merlin Grey in colour.

The plot has power and just requires a meter connection. Water is believed to be close by but the purchasers should make their own enquiries in this regard with Scottish Water.

Directions:

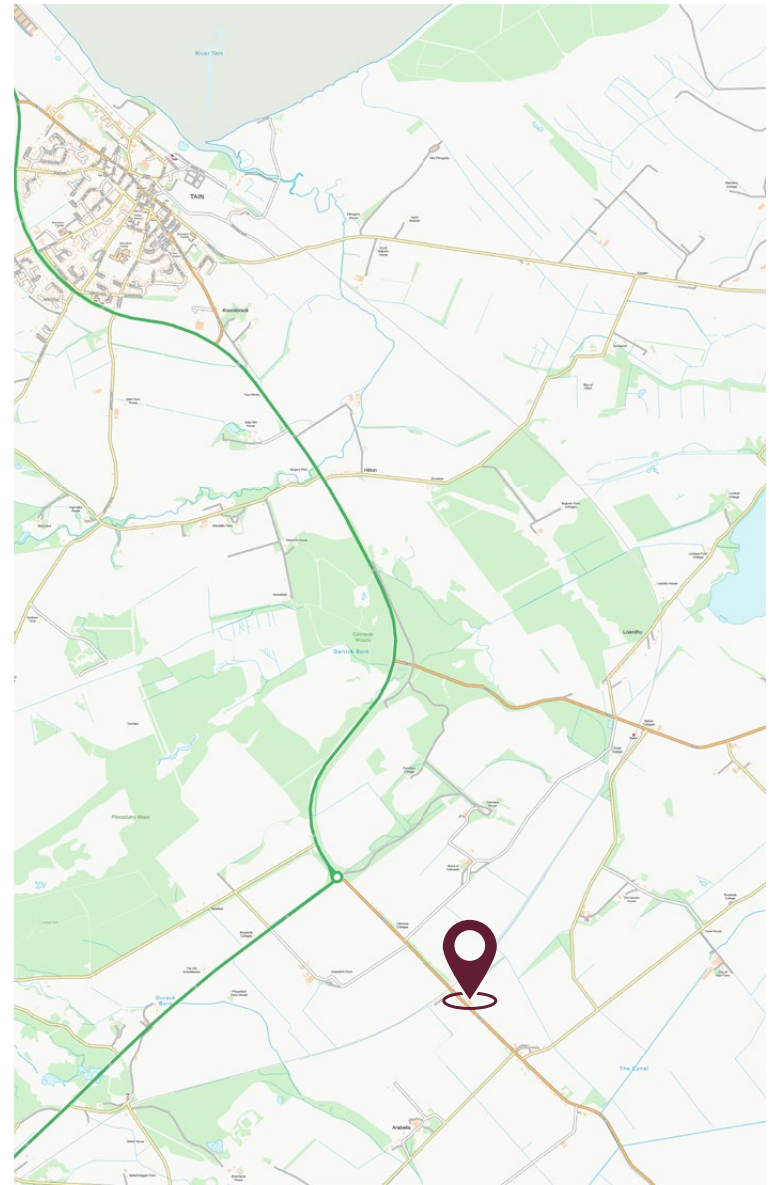
From North or South: take the B9175 road towards Nigg Station at the Nigg roundabout. Proceed over the railway level crossing at Arabella. The plot is located approximately ¼ a mile further along on the right hand side of the road. Existing access is to be taken directly from the B9175.

<https://w3w.co/awoken.beauty.capillary>

Viewing:

Site Access





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