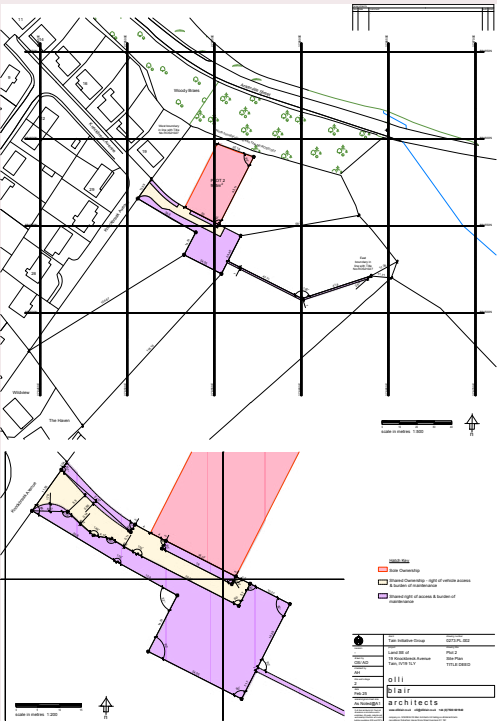
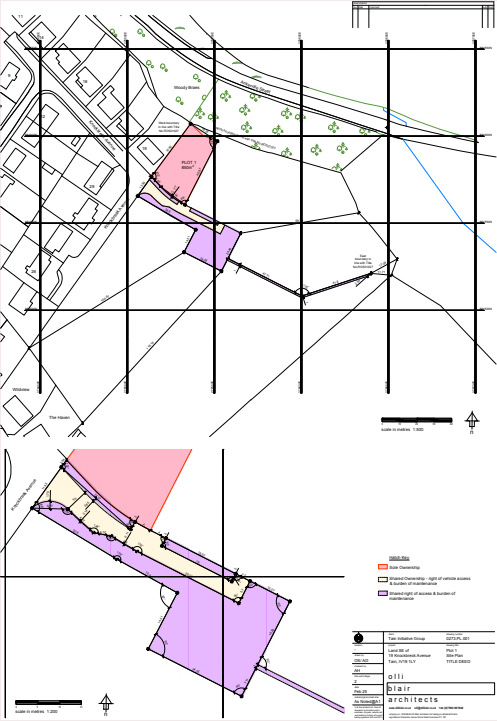


**3 Plots At Land 40m SE of 19 Knockbreck Ave,
Tain, Ross-Shire**

**Plots 1 & 2 Offers Over £70,000 Each
Plot 3 Offers Over £75,000**





Three adjacent plots with Planning Permission in Principle granted from The Highland Council, Reference 23/04345/PIP on 29th April 2024. Access and services available from adjacent Knockbreck Avenue. The sites are located within active travel distance to local facilities, including schools and shops. Plot 1: 850m² (0.210 acres)

Plot 2: 925m² (0.228 acres) and Plot 3: 1,010m² (0.249 acres). The proposed access to the three plots shall be shown as private rather than publicly adopted.

The plots are situated about 2 minutes from Asda Supermarket and a 10 minute stroll from the High Street in Tain, Scotland's oldest Royal Burgh. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.

PLOT 1: 850m² (0.210 acres)

PLOT 2: 925m² (0.228 acres)

PLOT 3: 1,010m² (0.249 acres)

Access:

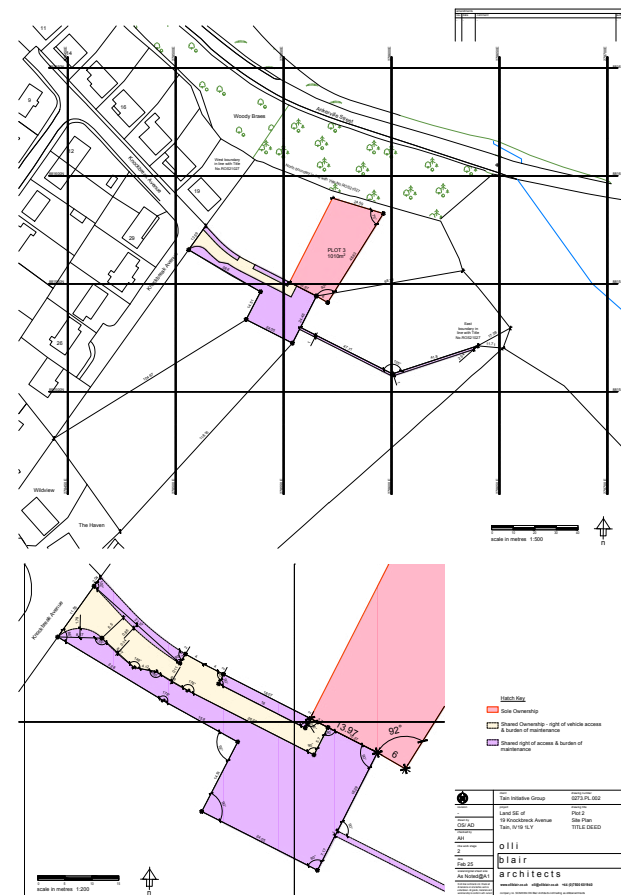
Please be aware that whilst the proposed access from Knockbreck Avenue has been considered acceptable on this occasion, any future development within the wider field will not be supported without a new access from Knockbreck Road.

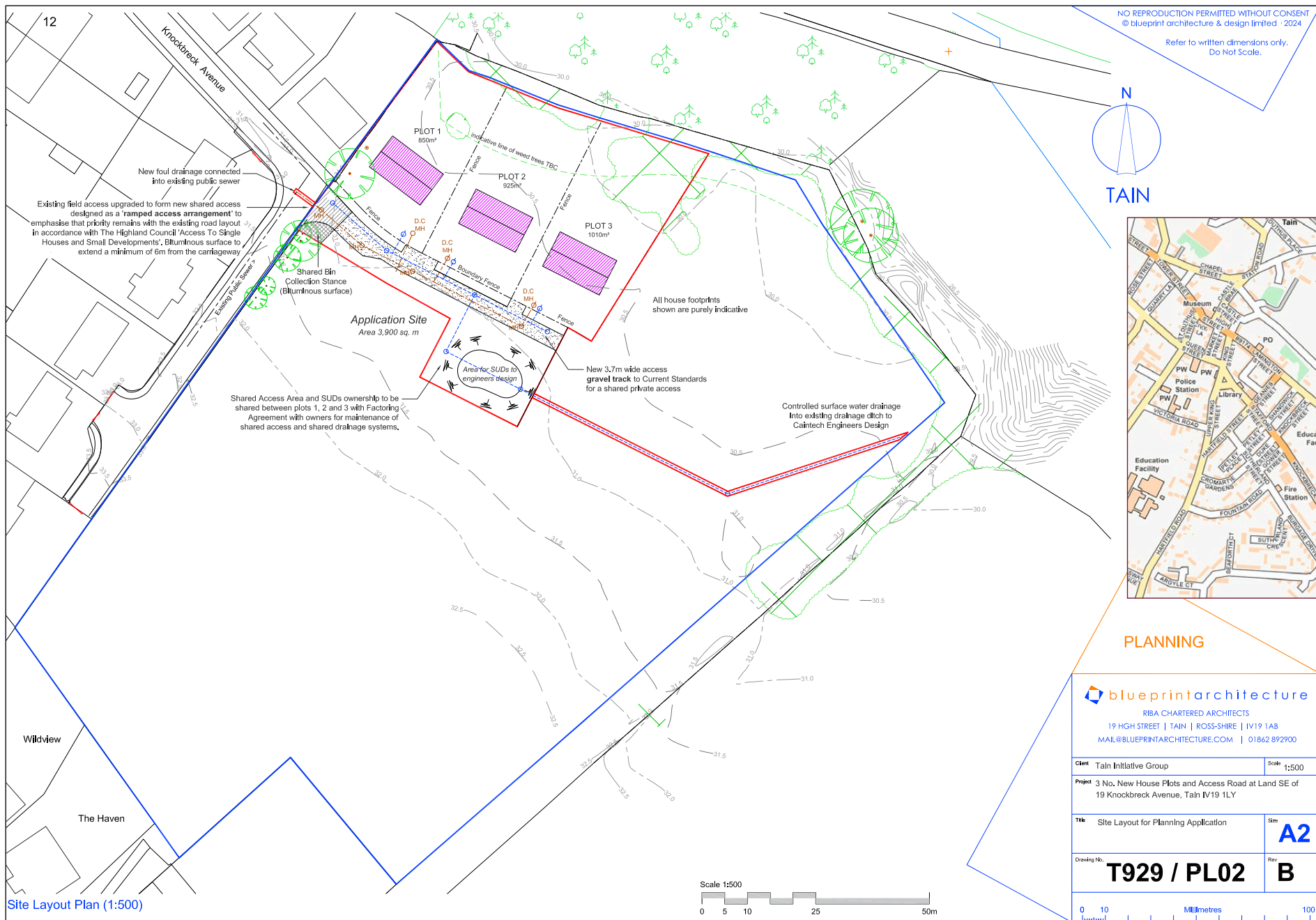
Viewing:

Site Access

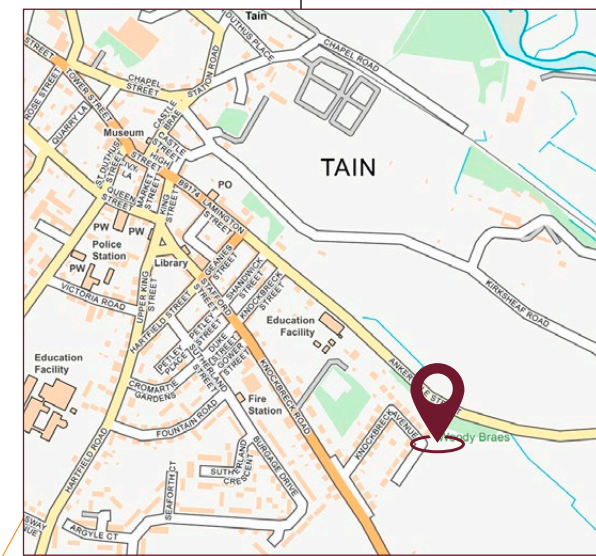
Location:

<https://w3w.co/dabble.plots.gong>





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PLANNING

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Client	Tain Initiative Group	Scale	1:500
Project	3 No. New House Plots and Access Road at Land SE of 19 Knockbreck Avenue, Tain IV19 1LY		
Title	Site Layout for Planning Application	Size	A2
Drawing No.	T929 / PL02	Rev	B

01020

M/Ilmetres

100

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.