

Plot 3 SW of Ballachraggan Cottage, Parkhill, Kildary, Ross-Shire IV18 ONX

Offers Over £45,000





Generous Plot of approx. 2,155m², with Planning Permission granted from The Highland Council, Reference No: 20/02614/FUL dated 23rd June 2021. The site has been fully surveyed including a geotechnical analysis and all tidied, ready for secondary work with a prepared access to facilitate this. Planning was granted for the erection of a single storey Scotframe Alwen type house, however, a new application to Highland Council could approve the house of your choice. A domestic water supply has been connected to the mains and is available to the rear of the site. The Planning Permission is subject to several conditions and reasons which are clearly laid out to view on The Highland Council website, using the reference number above. The site is located within active travel distance to local facilities, including a shop at the fuel station and local primary school at Milton.

Plot 3 (Approx. 2,155m²)

Entrance road has been formed and bottomed out with rolled hardcore.

The site boundaries are clearly identified.

Electricity connection in a white meter box adjacent to the house position and currently live to the SSE Grid. The Mpan number has been allocated and the meter can be connected once contact is made with the supply company.

For sewage drainage, a detailed SUDS Basin review has been carried out to prove the viability of a treatment plant with the outlet leading to the pond at the rear of the site. A further option is available to enter the mains sewer manhole near Parkhill with approval received and paid for.

Entry: *Immediate entry.*

Enquiries: *All enquiries to Hamish Skinner on 07776300848*

Viewing: *Site Access*

Location: <https://w3w.co/future.idealists.kind>



