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PLOTS SW OF BALLACHRAGGAN COTTAGE, PARKHILL, KILDARY, ROSS-SHIRE IV18 ONX

OFFERS OVER £35,000 EACH

Two adjacent plots with Planning Permission granted from The Highland Council, Reference No: 20/02614/FUL dated 23rd June 2021. Planning was granted for the erection of 2 single storey houses on each plot with new access from the public road and connection to the public sewer. Plot 3 is approx. 2,155m² and Plot 4 is approx. 2,203m². 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.

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



PLOT 3 (Approx. 2,155m²)

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

PLOT 4 (Approx. 2,203m²)

Entrance has been opened up but not completely gradient formed.

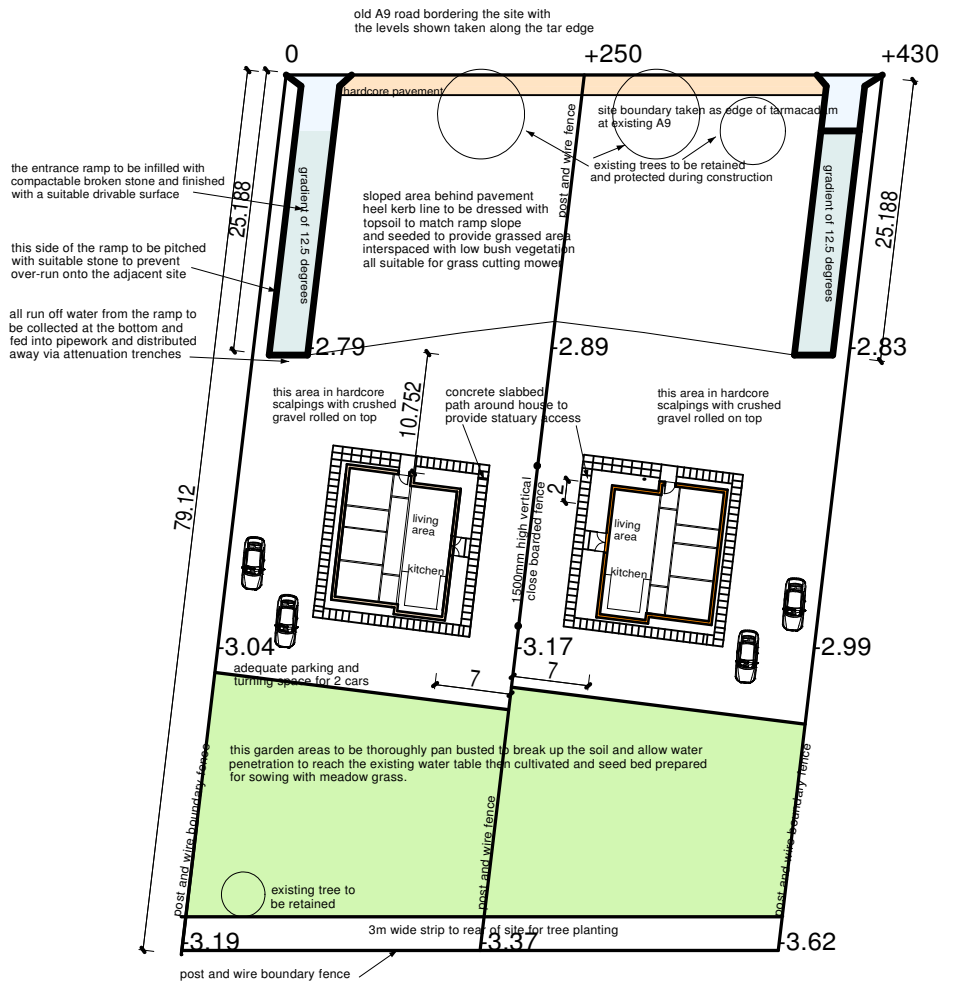
BOTH PLOTS

Site boundaries clearly identified. Electricity connection in a meter box adjacent to the house position and currently live. The M pan number has been allocated and the meter can be connected once contact is made with the supply company. It has not been activated as a standing charge would then be applied.

Water connection has been approved and paid for. The supply comes from the mains adjacent to the A9 and the pipe has yet to be installed. This work can be carried out if required.

The sewer connection on to the mains at Parkhill has been accepted and approved but has not been installed. The work can be carried out but will be extra to the sale price of the site (approx £8000 per site) and can be carried out on up-front payment basis. If only one site is being considered then the seller will stand the additional cost for the sewer connection for the remaining site and add it on at sale time.

Full PP has been obtained for the plot and the house design proposed is available.



The site has been the subject of test boreholes to determine the suitability for house foundations, and the report is available. For this plot the engineer has determined that the ground conditions is suitable for a normal trench dug foundation filled with reinforced concrete. No strip work over the house area has been carried out in order to preserve existing ground conditions. An engineer's design for foundations is available for the house type proposed. No building warrant has been applied for.

Immediate entry

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.