

Plot of Land, 1 Rose Place, Avoch

IV9 8QF

Offers Over £58,000



- Fantastic opportunity to purchase a plot of land
- Site extends to approximately 135m²
- Full planning and building warrant for tearoom building
- Previous full planning for a 2 bedroom holiday let
- Prime village location

Perfect opportunity to buy a plot of land in a great spot within the popular village of Avoch. There is currently full planning permission and building warrant for a tearoom building, with a delivery and parking area to the rear. This would be ideal for those looking to start their own coffee shop/café business.

The size of the plot and building would also lend itself well to a studio or workshop. There was previous planning permission for the erection of a 2 bedroom detached dwelling house, so subject to planning approval the plot could be used to build a small detached home, which would be ideal for holiday lets. The site is mostly grass and is bounded on three elevations by a fence and by the pavement to the front. The plot also includes a pathway that runs from the back, behind the neighbouring building to a delivery/parking area on George Street.

Services are believed to be nearby, purchasers will need to make their own enquiries regarding these.

Location: The site is located in the historic fishing village of Avoch on the Black Isle, an area popular with tourists. It is approximately 13 miles north of Inverness, with easy access onto the A9. The village benefits from a picturesque harbour and has many amenities including a shop, post office, hair salon and takeaways. Primary schooling is available in Avoch and Secondary schooling is available at the renowned Fortrose Academy.

Planning References:

Highland Council 19/03410/FUL
 Planning permission for the erection of a tearoom building was granted on 4th September 2019. Full details can be found on the Highland Council website.

Highland Council 17/03353/FUL
 Planning permission for the erection of a detached 2 bedroom house was granted on 10th November 2017. Full details can be found on the Highland Council website.

Viewing

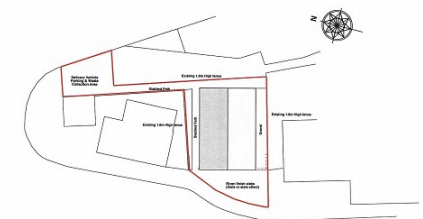
Interested parties can view the plot themselves and any queries can be directed to Karine on 07919 176787 or the office on 01463 233218.



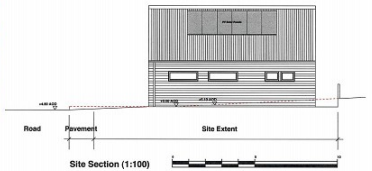
Location Plan (1:2500)



Block Plan (1:750)



Site Plan (1:200)



Site Section (1:100)

PROJECT: Proposed Tear Room Rear Plot Avoch	NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.	DRAWING TITLE: Location & Site Plans	SCALE: 1:2500, 1:750, 1:200
		CLIENT: Mr & Mrs R Cormack	DATE: 28/08/2019
		ISSUED FOR: WARRANT	REV: 0036/200