



MUNRO & NOBLE

SOLICITORS & ESTATE AGENTS



Mossview Fearn, Tain IV20 1TN

OFFERS IN THE REGION OF: £95,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

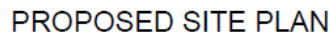
📠 01463 22 51 65

Property Description

A fantastic opportunity to purchase two attractive house plots as a whole located in the peaceful hamlet of Fearn, close to the NC500. Plot 1 (0.5 acres) and Plot 2 (0.5 acres) have been granted planning in principle for a single or 1½ storey dwelling. The sites are being sold as partially serviced with electricity located on site. Further details can be found by visiting <https://wam.highland.gov.uk/wam>. A visit to the site is highly recommended to appreciate the outstanding country views which attract an abundance of wildlife. The sites are close to the Tarbat Peninsula villages of Portmahomack and Balintore with their amenities and beaches. **Please note, both plots have planning permission and are to be sold as a whole.**



SITE AREA: approx. 4840m²
RED LINE denotes application area BLUE LINE denotes land owned by applicant



REVISIONS 01862 810556 mail@miarchitects.scot www.miarchitects.scot	miarchitects Ashernish - Evelix Dornoch - IV25 3NG 	CLIENT J&G Associates. PROJECT Proposed house plots (2No.) with new vehicular access, Mossview, North Cadboll, Fearn, IV20 1TN	DRG TITLE PLANNING APPLICATION PROPOSED SITE PLAN SCALE 1:500 (A3) JOB No 23/010	DATE 28/11/23 DRAWN ic REV -- PA 04
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The plots are located close to the village of Fearn in Easter Ross. Local amenities include a village shop, public house, train station and primary school. The nearby town, The Royal Burgh of Tain is approximately 5 miles away and offers a wide range of services and facilities to include one major bank, a medical practice, Lidl, Co-op, Tesco, Asda, a variety of local shops and hotels, two primary schools and Tain Royal Academy being the secondary school. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found.

23/05645/PIP

Electricity is on site.

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

What 3 words co-ordinates /// definite.parent.grumbles

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.