



## Strathcarron, Ross-shire. IV54 8YR

Opportunity for Commercial/Retail/Office  
Premises

Previous Planning Permission  
Popular location

Flat  
Ready to Develop

**Offers Over £45,000.00**

The site could lend itself well to any type of commercial use and would provide potential purchasers with a number of options. This would need to be discussed with the planning department in order to gain the necessary consents. The overall size of the site extends to 948 sq. metres although some 490 sq. metres cannot be developed due to the vehicular right of access by ScotRail through the area to the left of the site. There is also a right of access to the Platform. The site does however represent an attractive commercial development opportunity.

Planning Permission: Full planning permission was previously granted for the erection of retail/office premises dated 06/10/11. Full details can be obtained from this agency and can also be viewed on the Highland Government website [www.highland.gov.uk](http://www.highland.gov.uk) reference number 11/02866/FUL. Interested parties may also wish to contact the planning office at Dingwall Council Offices, 84 High Street, Dingwall IV15 9QN or telephone: 01349 886608.

**\*\*PLEASE NOTE\*\***

The sorting office, located adjacent to the site, may also be available for purchase under separate negotiation. Further details can be provided on request. Price may be negotiable for the purchase of both as a package. Please contact this agency to discuss this option.

