



*Rare two-acre development opportunity in
Migdale, Bonar Bridge – ideal for creating a
family home or investment project*



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We are thrilled to present this exceptional development opportunity set in a peaceful rural location in Migdale, Bonar Bridge. This generous 2-acre plot comes with Planning in Principle for a 1.5-storey dwelling (Planning Reference: 25/03690/PIP), offering vast potential for a variety of development projects.

THE PLOT

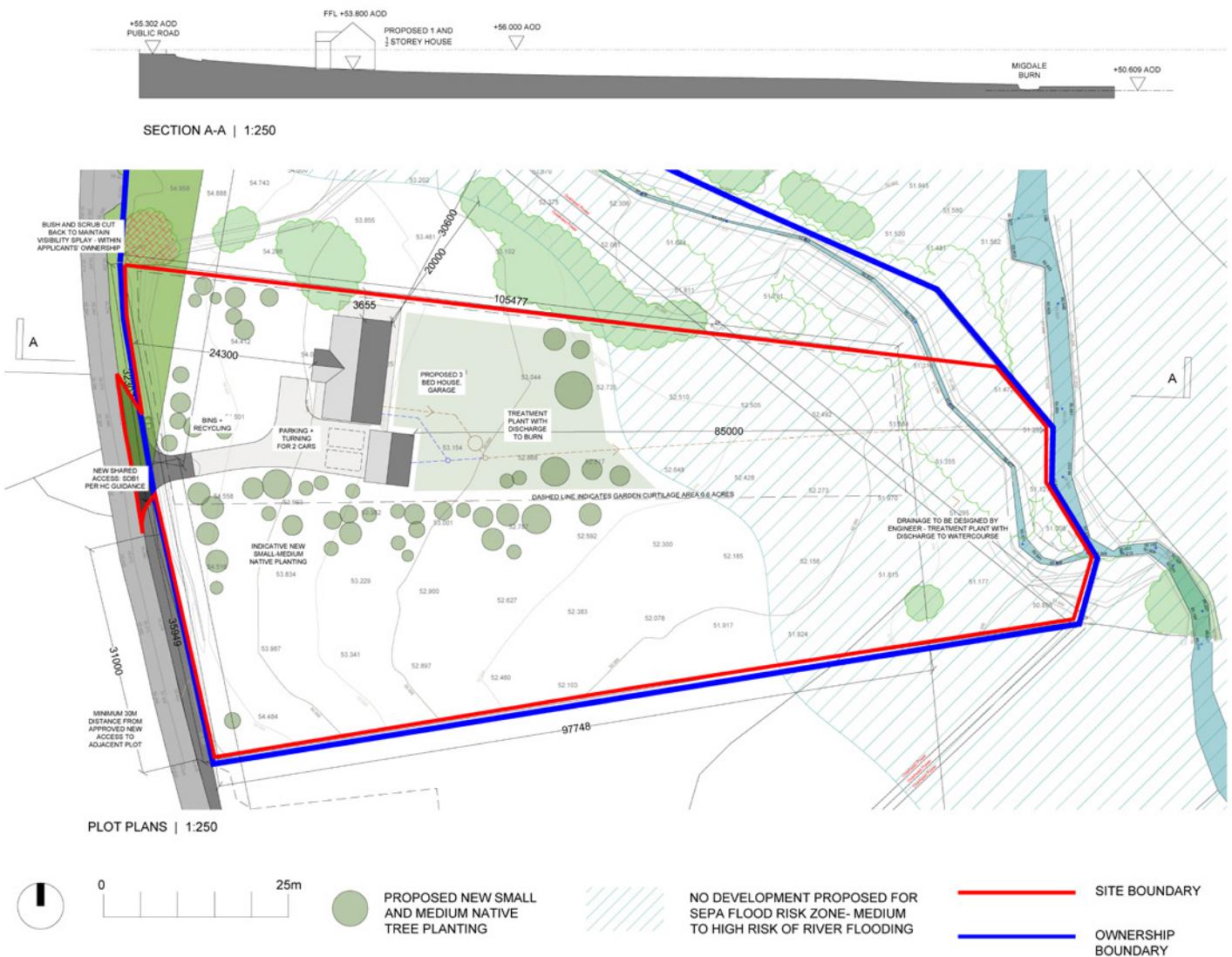


The plot offers the perfect opportunity to create a beautiful family home in a tranquil setting or to explore a range of exciting development possibilities. With its serene surroundings and proximity to Bonar Bridge and local amenities, this plot is ideally situated for both residential and investment purposes.

There are services available: water runs through the plot, and electricity is located on the adjoining land, which the seller owns. Access to these services will be granted as part of the sale.

This is a rare opportunity in an idyllic location, perfect for those looking to make the most of a fantastic development prospect.

SITE PLAN



THE LOCATION

Migdale is a picturesque and tranquil rural area nestled in the heart of the Scottish Highlands. Situated just 3 minutes from the village of Bonar Bridge, this location offers the perfect balance of peaceful countryside living while remaining close to local amenities and transport links. Bonar Bridge is a charming village with a range of shops, schools, and services, making it an ideal base for families or those looking for a peaceful retreat.





The surrounding area is renowned for its natural beauty, with stunning views of the surrounding hills, forests, and nearby Loch Migdale. Outdoor enthusiasts will appreciate the abundance of walking, hiking, and cycling opportunities, as well as the chance to explore the unspoiled landscapes of the Highlands. The nearby Kyle of Sutherland offers a variety of water-based activities, including fishing and boating, while the area is also home to a wide range of wildlife, making it a perfect location for nature lovers.

Migdale is well-connected by road, with Golspie and Tain being approximately 30 minutes drive away. Inverness, the Highland capital, is approximately 40 miles to the southwest, offering a wide range of amenities, shops, and services. Additionally, Inverness Airport is around 45 minutes away, providing both domestic and international flight options. For those preferring train travel, Tain Railway Station is just a short drive away, offering regular services to Inverness and beyond, providing excellent rail links for both commuters and leisure travelers.

This area provides the perfect mix of rural living with convenient access to both local and city life, making it an ideal spot for those seeking peace, nature, and easy transport links.



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