

Burnside Fields

MIGDALE, BONAR BRIDGE, ARDGAY, HIGHLAND, IV24 3AR



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



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

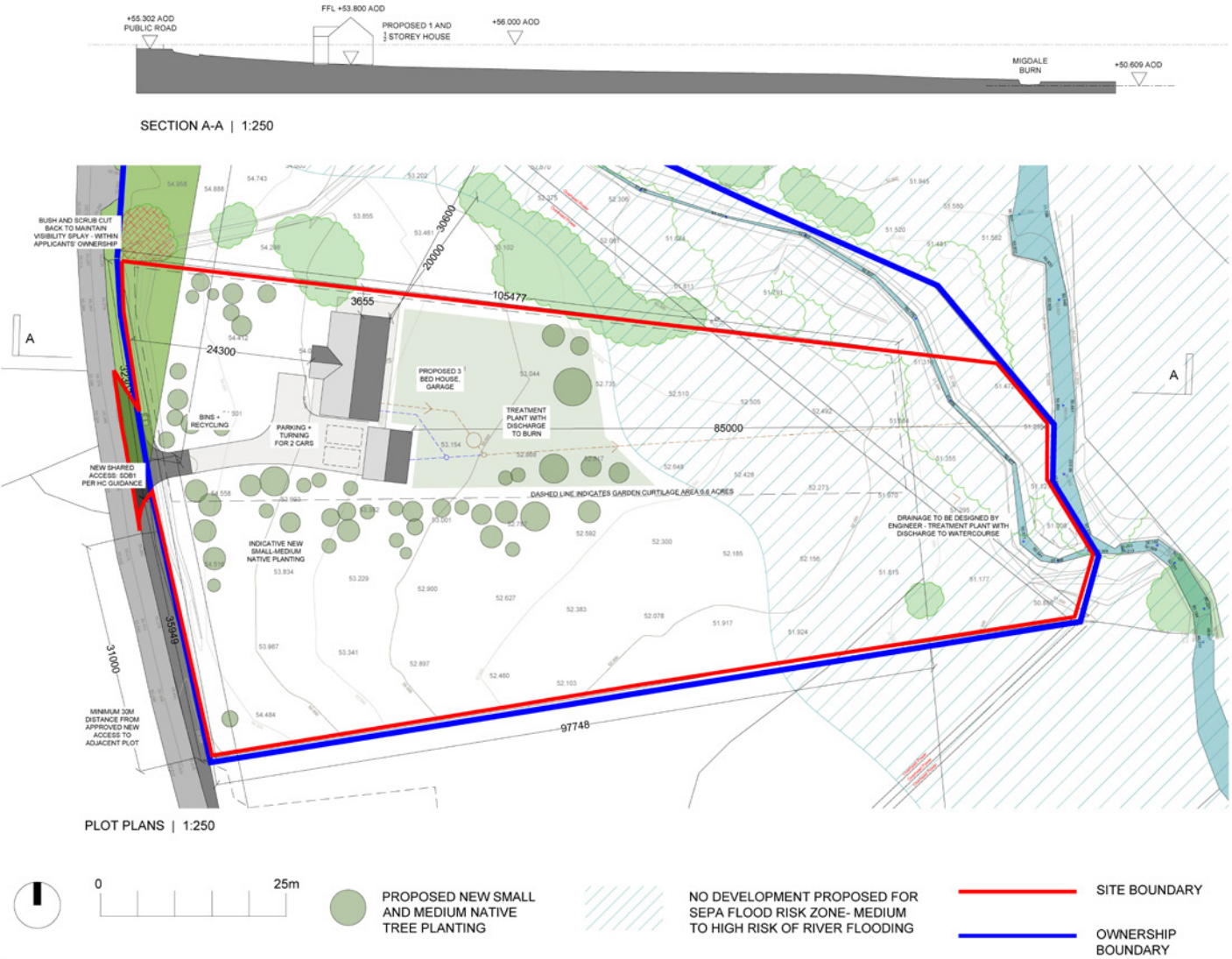


The plot offers the perfect opportunity to create a beautiful family home in a tranquil setting or to explore a range of exciting development possibilities. With its serene surroundings and proximity to Bonar Bridge and local amenities, this plot is ideally situated for both residential and investment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



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARIE WOOD
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.