

Trentham Farm Steading
Dornoch, Sutherland, IV25 3QH



Price Guide £370,000

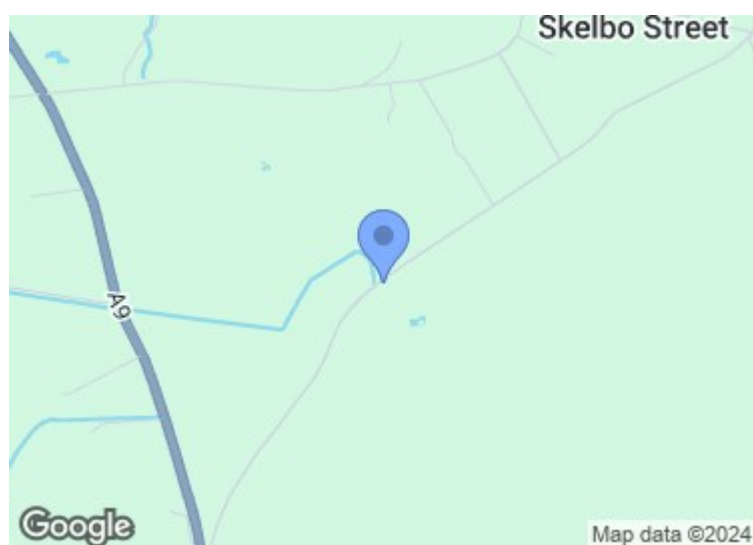


An opportunity to purchase a development project which presently has planning permission for 3 houses to be built and part converted from the old steading buildings. This was the former farm steading and sits in 5 acres of grassland and mature woodland. There is the potential to build a home and 2 further rental properties as an income.





- Residential Development Opportunity
- Planning Permission for 3 dwellings
- Close to Historic Town of Dornoch
- Just under 5 acres (approx) Woodland and Fields
- Attractive outlook over Highland countryside
- Close to Royal Dornoch Golf Course and Coull Links



Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



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LOCATION

Trentham Farm Steading is situated close to the town of Dornoch and the Royal Dornoch Golf Course (ranked 5th in the World) on the East Coast of Sutherland in the Highlands of Scotland. The five acre site is nestled in between highland hills to the west, Loch Fleet to the north and the North Sea to the east. The Steading is in a rural location but only a couple of miles to the historic town of Dornoch, where you will find all local amenities such as; restaurants, hotels, individual shops, butchers, bakers and of course the long sandy beach.

SERVICES

Services are all nearby and electric supply has had a price agreed. Water is close by and waste water would be via septic tank and soakaways.

PLANNING

The site benefits from detailed planning consent for the conversion of steading and former workers cottage to form three private houses granted by Highland council 25th March 2015. Ref: 14/01354/FUL

Amended application to previous approval Ref: 12/03229/FUL which was for 6 properties. Works to access to the site have been completed. Accordingly, the planning consent has been enabled and now lives in perpetuity.

TECHNICAL INFORMATION

Details relating to the planning consent, plans and elevations, site servicing plans, drainage statement and environmental reports, are available on Highland Council Planning website .

DIRECTIONS

Heading from the A9 north of Dornoch as you approach the Trentham Hotel on the left take the road to the right towards Skelbo. Trentham Farm Steading can be found on the right about a mile down the single track road.

To find this property please use this link for What3words
<https://what3words.com/revamping.digested.lamppost>



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Tree Specification

1. Area of new trees to equal area of felled trees. New soakaway zones to remain clear. Additional planting zone to make up area to be located on west side of watercourse as indicated on plan.
2. Replacement trees to be native species including:
Scots pine
Rowan
Silver birch
Oak
3. Planting to be in clumps not lines
4. Taller species to be located in centre with smaller trees around perimeter.
5. Saplings to be protected from rabbit and deer

Land to which application relates is shown in **RED**.

All other adjoining land owned by applicant shown in **BLUE**.

Existing area of trees to be felled and cleared = 2442m²

Proposed area of trees to be planted = 2442m²

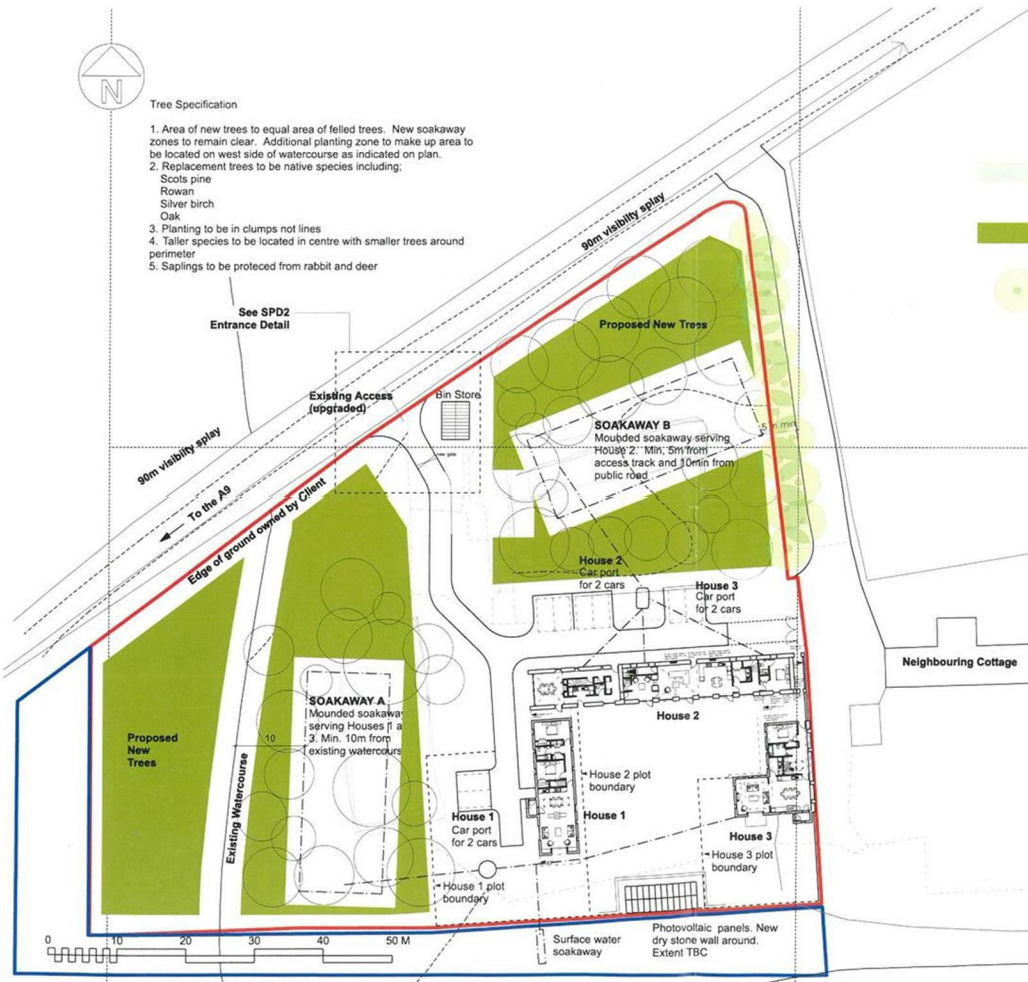
Existing trees belong to neighbours.

Rev A 17.04.14 Tree Strategy Added

Project No. **13-603**
 Drawing No. **P002**
 rev B
 Project **TRENTHAM STEADING**
 Subject
 PROPOSED SITE PLAN
 Scale 1:500 @ A3
 Date JAN 2014
 Drawn By FS

ANTA
DESIGN

HEAD OFFICE: Fern, Tam, Ross IV20 1XWV | W: www.anta-design.co.uk | T: +44 (0) 1862 850 100



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Council Tax

Highland Council Tax Band -TBC

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Trentham Farm Steading, Skelbo, Dornoch, Sutherland IV25 3QH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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