



## Development at Sunnyside Station Square

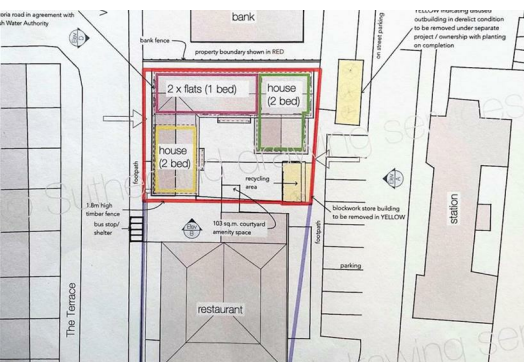
, Brora, KW9 6QJ

Price Guide £100,000



UNDER NEGOTIATION

A rare opportunity to purchase a village site which has planning for 4 units in the seaside village of Brora in Sutherland. Planning in Principle has been agreed for 4 units. Changes to planning can be requested if prefer to build less units or one house.



## DEVELOPMENT PROPOSAL or ONE HOUSE SITE

This central site can be developed for one house although various uses for this brown field site have been considered, a mixed living space has been identified as a sustainable and flexible proposal. This conclusion was reached due to the ample retail/restaurant opportunities currently available in Brora. A relevant tourism related development is also a viable possibility due to the site being on the popular NC500 route. Access to the buildings will be from Station Square where there will be parking, a direct route to Victoria Road may be incorporated for pedestrian access. The current outline planning offers 2 number two bedroom town houses and 2 number one bedroom apartment dwellings (one accessible) . Occupancy could facilitate suitable accommodation from single occupancy first time buyers or elderly, through to small family or multiples of the above . Therefore offering a multi faceted demographic for future property buyers

## LOCATION

Situated in the Station Square of Brora along the popular NC500 route, this site is close to many of the local amenities in the village and the medical centre is also located in Station Square. This site was formally a garden area to the bank/house on Victoria Road, records suggest that there was a building previously on the land which was demolished when the bank was built.

## SERVICES

The site at Station Square backs onto Victoria Road which already has mains sewers and services which could be tailed into. It is anticipated upon service requests that this is where relative bodies will indicate supplies shall come from.

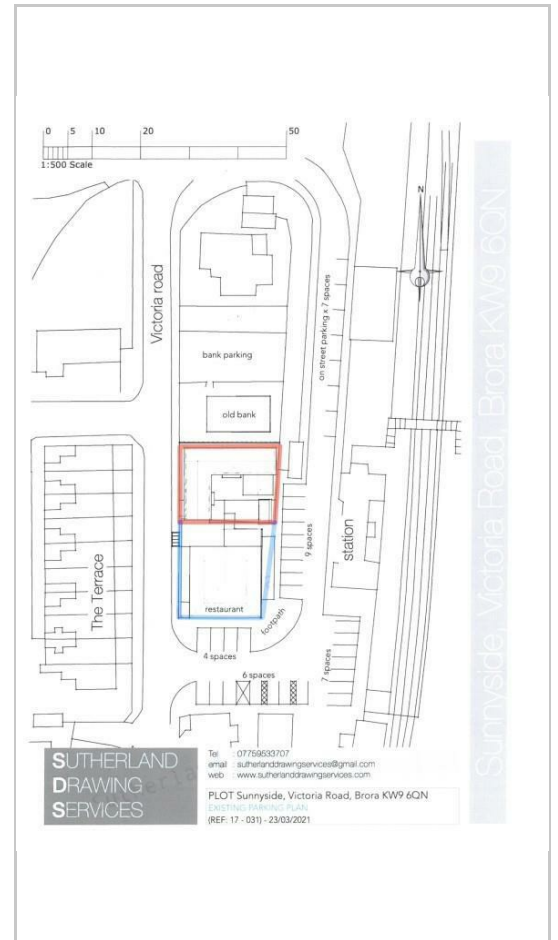
## PLANNING

Planning In Principle (PIP) can be viewed on Highland Council Planning website. Reference number: 21/01411/PIP.

## Area Map



## Floor Plans



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.