

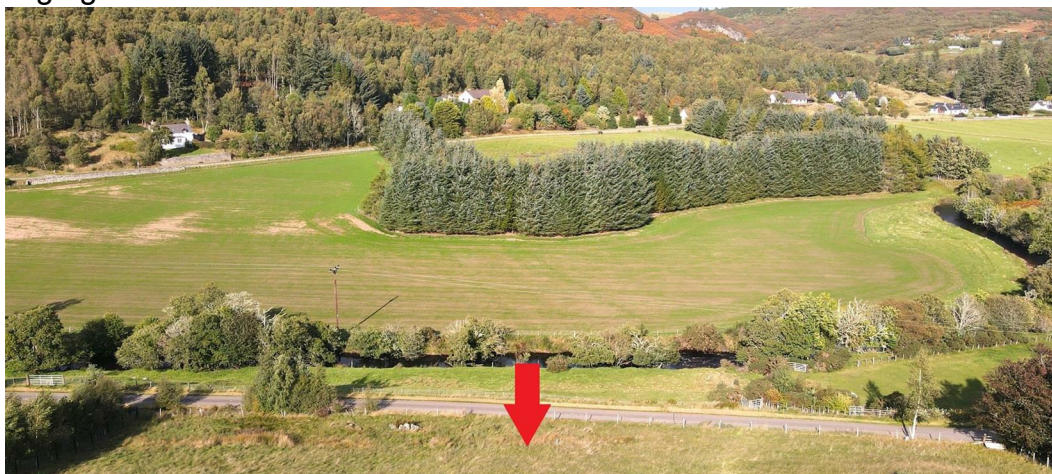


65 Dalmore, Rogart, Sutherland IV28 3TZ

Asking Price £85,000

WOULD YOU LIKE TO BUILD YOUR OWN HOME IN THE HIGHLANDS OF SCOTLAND ?

This 0.8 acre site (approx) is slightly elevated on the hill and therefore allows for stunning views looking along the glen. A good sized plot which initially had planning for two houses, presently full planning has been approved for a two bedroom bungalow and a detached garage. The other plot could be sold off or utilised as a paddock/large garden.





## PLANNING PERMISSION

Full Planning Permission reference 22/02250/FUL has been granted to build a 2 bedroom, one storey property with garage to the rear. Planning for private septic tank and soakaway The plot is 0.85 acre (approx) of green field.

## LOCATION

The Plot is located to the west of the village of Rogart on the south side of a glen with 180 degree views to the other side of the glen. A view of trees, heather, gorse and broom, very colourful all year round. Rogart has a village store, small primary school and a train station. The plot is located adjacent to the single track road and has services nearby.

## DIRECTIONS

Head from Rogart to Lairg along the A839, after two miles you will see the brown sign to the left 'Memorial Cairn to Sir John A Macdonald' and 'Dalmore'. Follow the road round and after the bridge the road veers to the left. The building plot is on the right before the wooden house '68 Dalmore'.

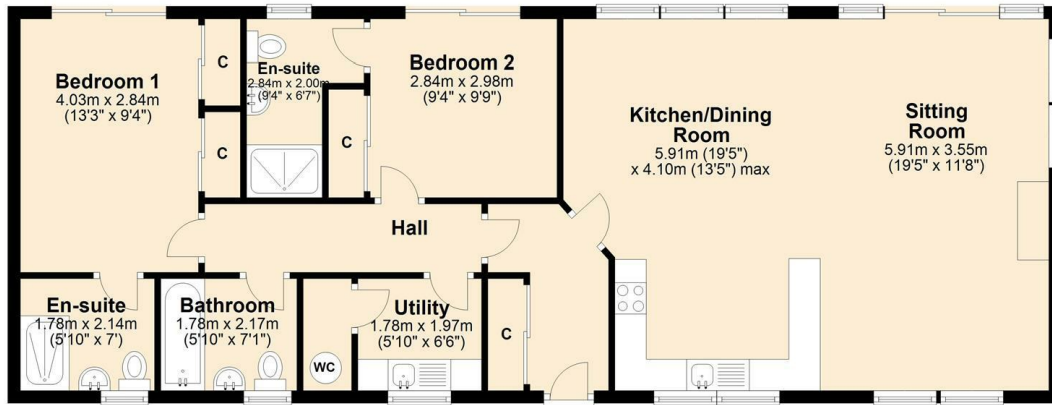
What3words ///flats.champions.entrust

## Area Map



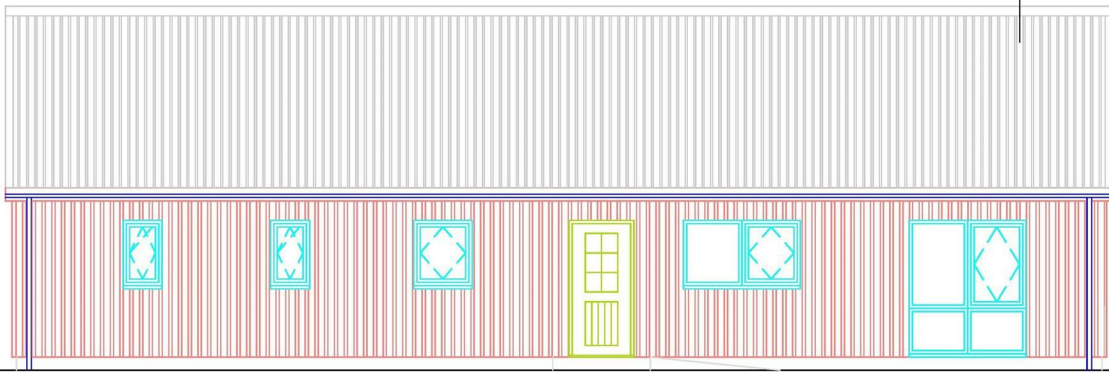
# Floorplan

## Ground Floor

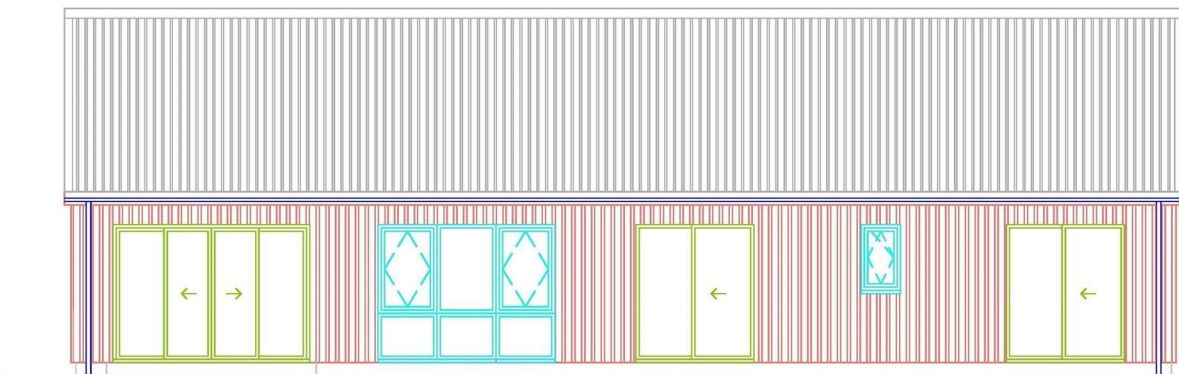


For illustrative purposes only.  
Produced by Monster Moves Ltd 2023  
Plan produced using PlanUp.

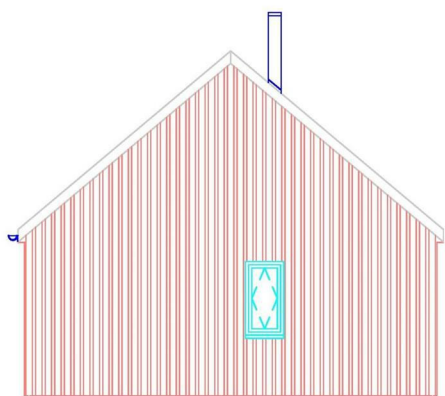
## 65 Dalmore, Rogart



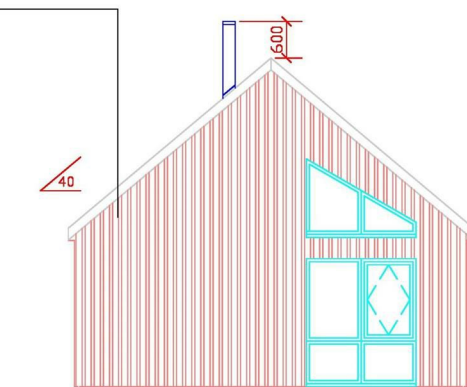
South West Elevation



North East Elevation



North West Elevation



South East Elevation

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 firms employment has the authority to make or give any representation or warranty in respect of the property.