



Offers in the Region of
£145,000
(Freehold)

Building Plot, Rossal Steading,
Rossal, Rogart, Sutherland, IV28 3UD





Rarely available, very desirable building
plot extending to approximately
0.69 acres

Outline planning permission for a
4-bedroom house

Located in a delightful rural area, close
to numerous villages and towns

Flexible offering - changes to the
planning permission may be possible
depending on appropriate planning
consent



DESCRIPTION

The plot extends to approximately 0.69 acres and includes a solid stone steading with approximate internal area of 115m², built around 1887. The majority of the plot is flat with a small sloping area below the steading building. The steading benefits from a good level of natural light all year round and stunning views to the surrounding farm and moorland.

Access to the plot is via a single-track bridge over the river Fleet and along track towards the owners house which is beyond the plot.

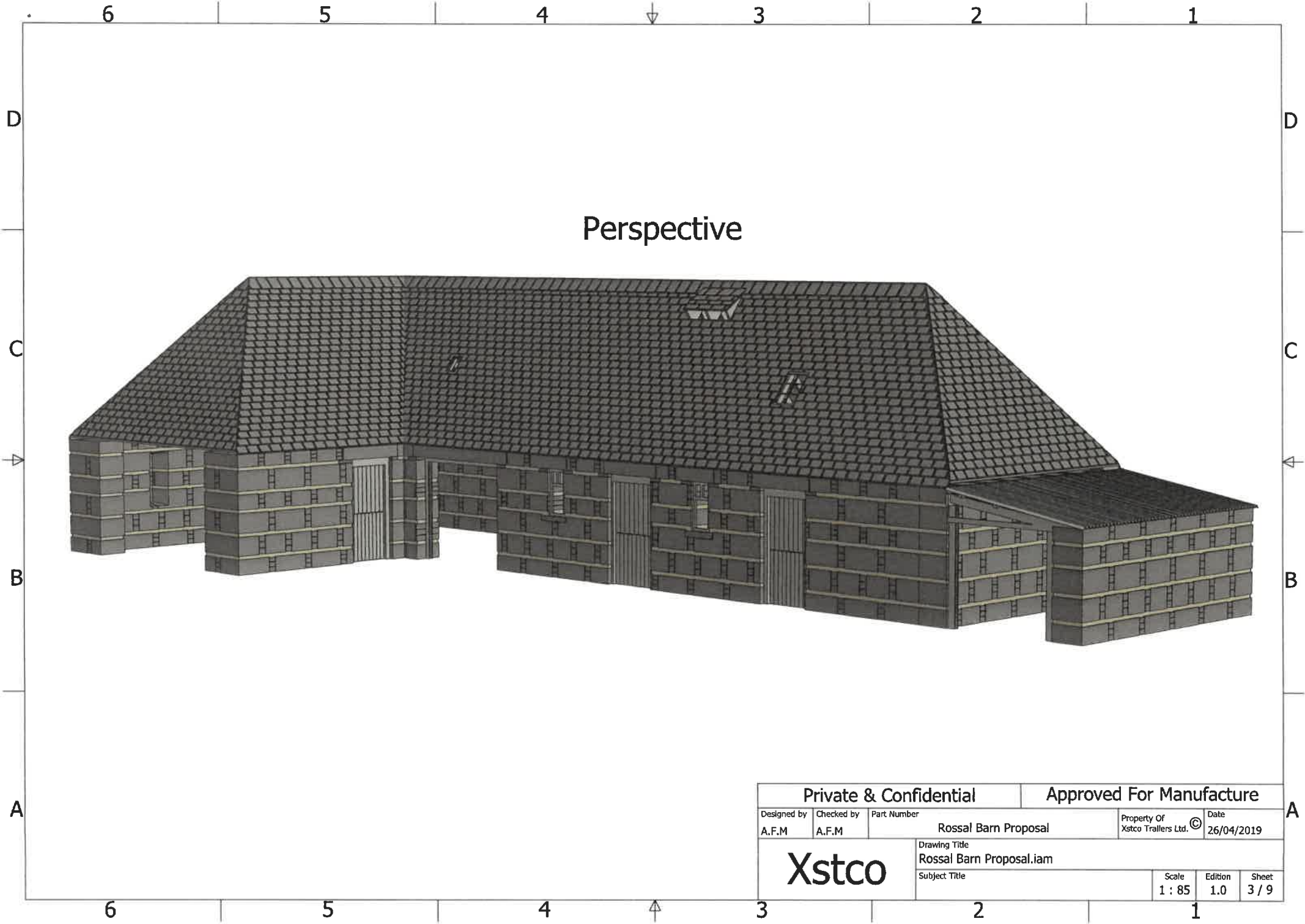
The owner is currently applying for outline planning permission which embraces the use of local materials and the façade of the local Blarich School House. It may be possible to adjust the use of the site from that presented to The Highland Council's Planning department, the buyers would need to satisfy themselves that the relevant planning consents could be granted.

LOCATION

The Rossal Steading is situated between Pittentrail and Lairg on the A839 within the community of Rogart with a population of circa 400. The local village of Pittentrail has a train station, convenience store, Inn and a car garage including fuel pumps. Primary schooling is available in Rogart, a couple of miles away, and secondary schooling in Golspie some 8 miles away. The renowned North Coast 500 route has certainly invigorated tourism in this part of the Highlands and, although being less 10 minutes off the main route, the area has enjoyed significantly increased levels of trade in recent years. Tain is the main centre of population locally with a good range of shops and services.

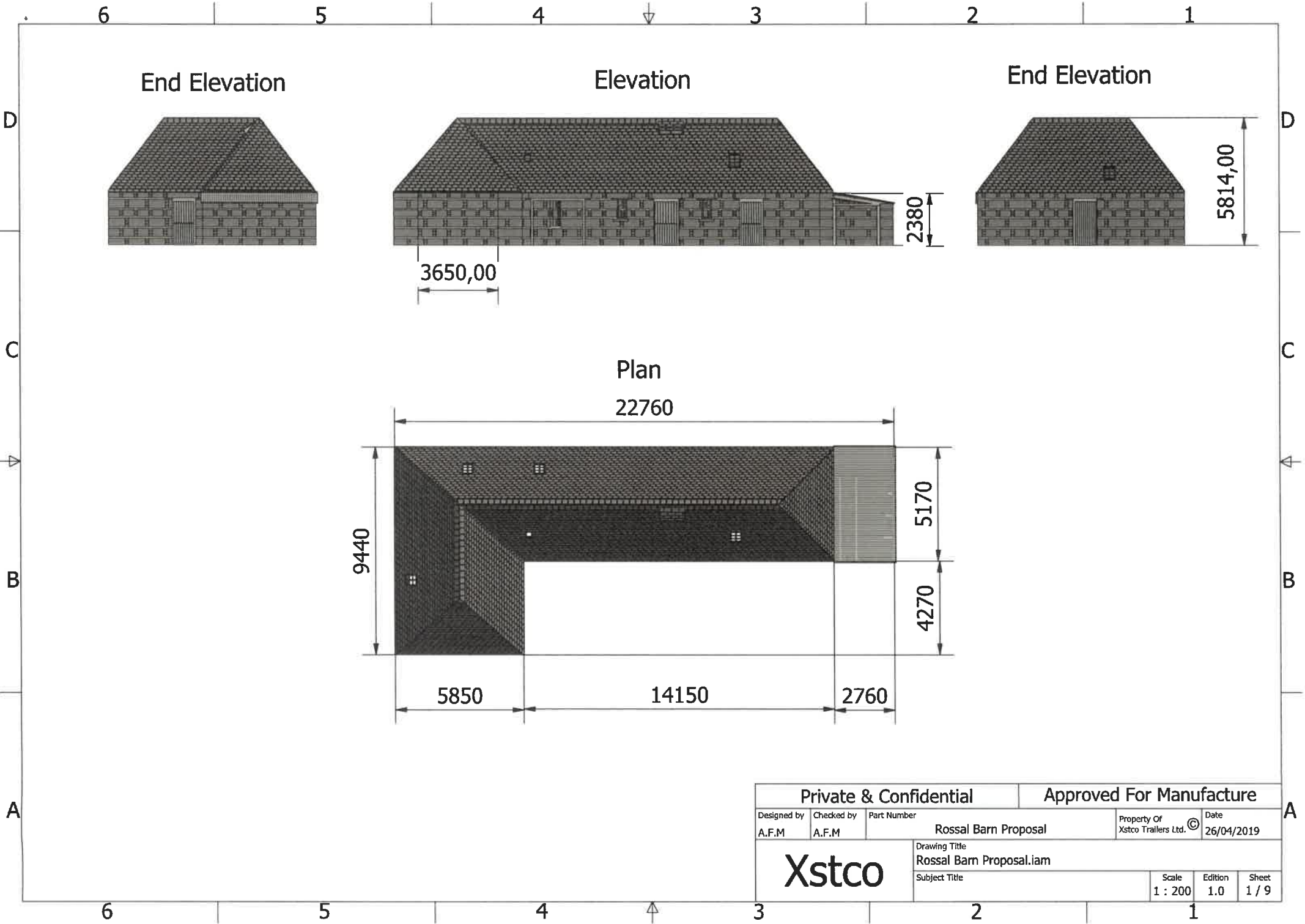
The area has long been a Mecca for the field sports enthusiast and with an abundance of lochs and rivers providing excellent salmon and trout fishing as well as shooting on the estates. As for tourist attractions, there are many places of interest to visit. A day trip to Orkney is within easy reach, as are numerous sites of archaeological interest. Dunrobin Castle (Golspie) and the Glenmorangie Distillery (Tain) are also within a short drive. Excellent golf courses at Dornoch, Brora and Tain provide a test to golfers of all abilities. The area has a large number of golden sandy beaches plus a great many other visitor attractions. Golspie is the home of the most northern UK outdoor karting track. It has a great reputation, with some junior drivers making it onto the big stage of F1.





Perspective

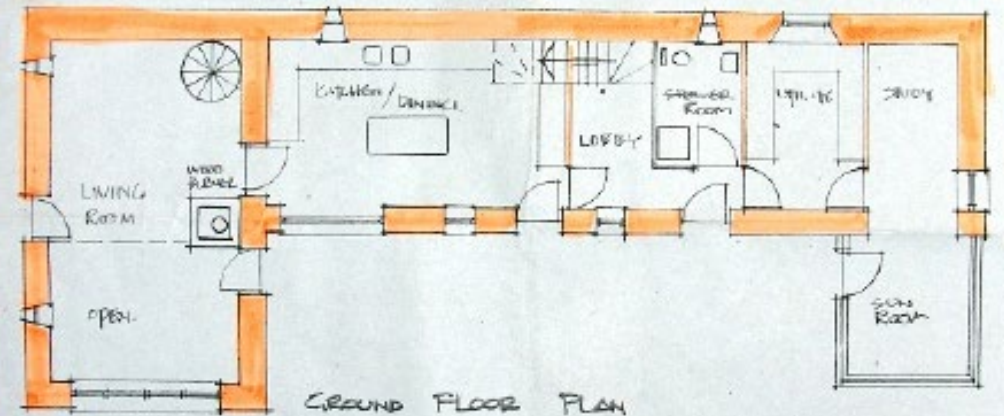
Private & Confidential			Approved For Manufacture		
Designed by A.F.M	Checked by A.F.M	Part Number Rossal Barn Proposal	Property Of Xstco Tralliers Ltd. ©	Date 26/04/2019	
Xstco		Drawing Title Rossal Barn Proposal.iam			
		Subject Title		Scale 1 : 85	Edition 1.0



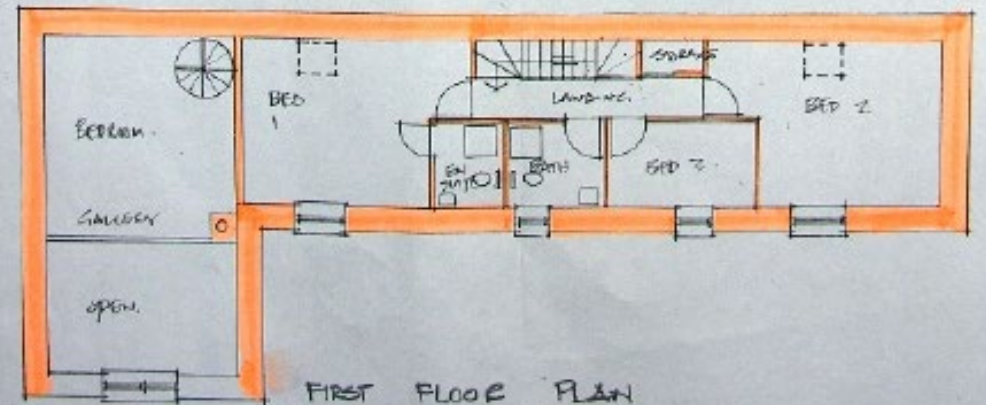
Private & Confidential			Approved For Manufacture		
Designed by A.F.M	Checked by A.F.M	Part Number Rossal Barn Proposal	Property Of Xstco Trailers Ltd. ©	Date 26/04/2019	
Xstco			Drawing Title Rossal Barn Proposal.iam		
			Subject Title		



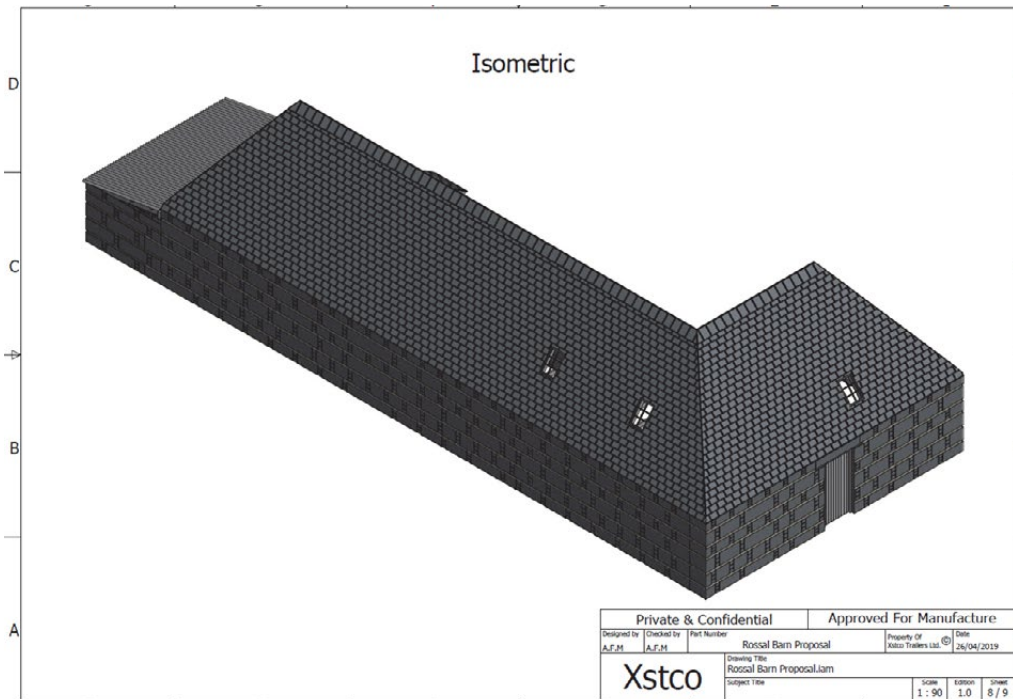
COURTYARD ELEVATION SCALE 1:100.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Private & Confidential		Approved For Manufacture	
Designed by A.F.M	Checked by A.F.M	Plot Number Roscal Barn Proposal	Property Of Xstco Trailers Ltd
		Drawing Title Roscal Barn Proposal.lam	Date 26/04/2019
Xstco		Scale 1:90	Sheet 8/9





DIRECTIONS

See location map. What3words: ///magnetic.offhand.fractions (location of turn off A839), ///croustons.townhouse.pitching (location of steading)

SERVICES

Mains electricity, water and drainage will be available on or adjacent to the site.

PRICE

Offers in the Region of £145,000. The freehold price includes, incoming utilities on or immediately adjacent to the site and all stone / slate materials used within the existing steading construction.

TITLE NUMBER

The property is currently part of another property and will be split and allocated a title number at the appropriate time.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We would be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

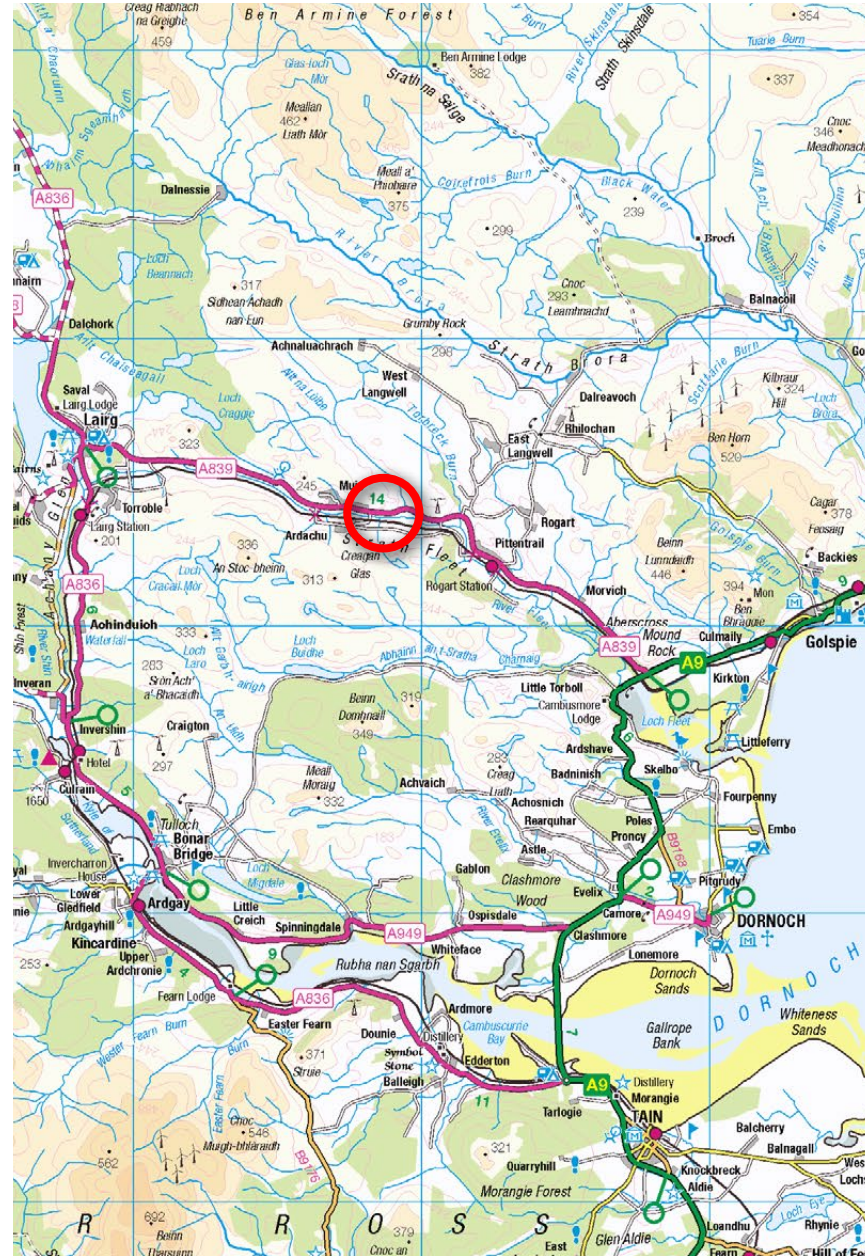
VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd
17 Kenneth Street, Inverness, IV3 5NR
Tel: 01463 714757 (5 Lines)
E: info@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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