



## BUILDING PLOT, FEARN, ROSS-SHIRE, IV20 1TJ

Building Plot extending to approximately 0.17 of an acre previously with outline planning permission for a dwelling house

Located in charming village of Fearn, Ross-shire with views to the surrounding countryside



Offers Over £46,500 (Freehold)



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York House  
20 Church  
Street  
Inverness

Telephone  
01463 714757





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### DESCRIPTION

Plot extending to approximately 0.17 of an acre (0.054 HA), this nicely positioned building plot has previously had outline planning permission granted for the erection of a dwelling house (06/01119/OUTRC). Presently laid to grass, the plot is enclosed within wooden fencing. Viewing is highly recommended to appreciate the uninterrupted views over surrounding countryside this plot boasts.

### LOCATION

Pleasantly situated on the edge of the pleasant rural village of Fearn, some 35 miles from Inverness. The village appreciates its own primary school, post office, garage and hotel whilst The Royal Burgh of Tain, some 5 miles distant, offers a wider range of amenities and facilities including a rail link.

### DIRECTIONS

From Inverness take the A9 north. Before reaching Tain take the B9165 and continue along until you reach the village of Fearn. As the road veers left, you will see the Fearn Hotel, the building plot is adjacent.

### SERVICES

Mains electricity and water are believed to be nearby.

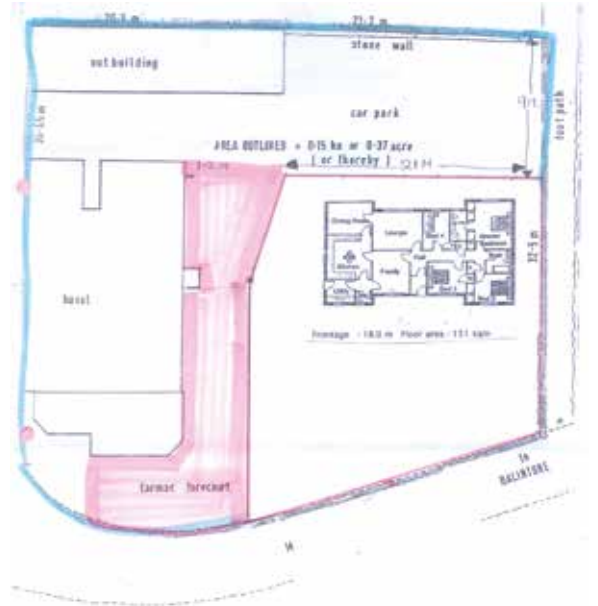
### PRICE

Offers over £46,500 for the freehold of the subjects.

### VIEWING

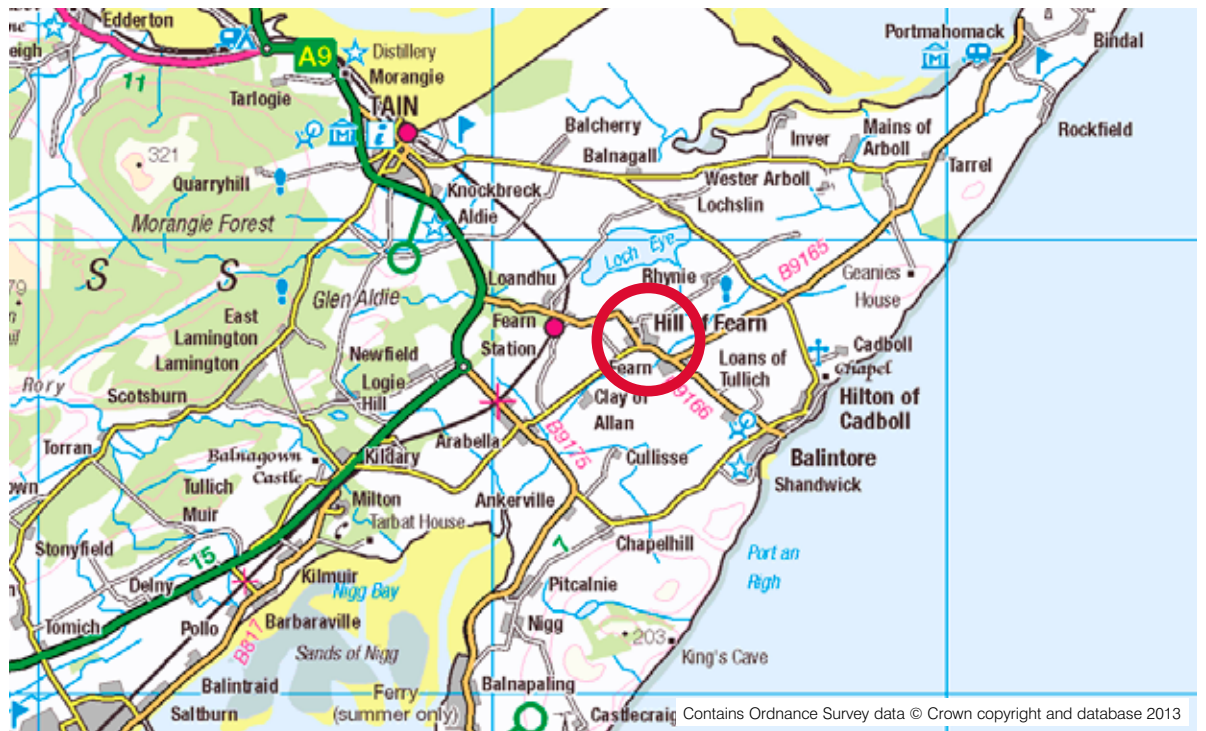
All appointments to view must be made through the vendors selling agents:

ASG Commercial  
York House  
20 Church Street  
Inverness IV1 1ED  
Tel: 01463 714757  
Fax: 01463 711083  
E-mail: info@asgcommercial.co.uk



### OFFERS

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



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.