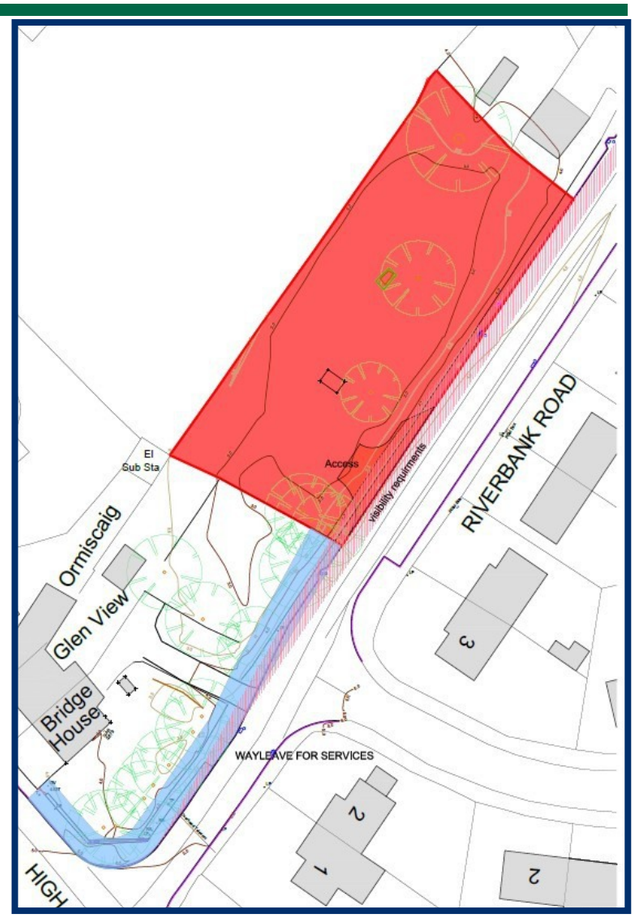
The current full planning permission design provides for three single story two bedroom dwellings. These have been envisaged as being primarily of interest to elderly persons due to the proximity of bus stops, the Spar shop and the pharmacy, all within 200m of the High Street. However, the 40 degree roof pitch of the design is intended to give the opportunity, subject to obtaining the necessary variation of planning consent, for the roof spaces to provide for an additional one or two bedrooms plus a bathroom on the upper floor. The plot directly behind the house on the corner is sufficiently large, to accommodate, subject to a new planning consent, a fourth bungalow with parking spaces to the same design as the other three for which there is planning in place.
Services: Scottish Water has specified that sewer & water connections should be made to the respective mains in the High street. There is gas in the High Street to which connections should be made. There is a wayleave parallel to Riverbank Road (4m wide) for electricity, sewage and water to come

from the High Street/car parking area (see wayleave plan to the right).
Directions: From the A835 heading north take the left turn signposted Conon Bridge, at the roundabout take the fourth exit into leanig Road and follow the road to the T-junction then turn right. Continue on and just after the Chinese take away take the

first right into Riverbank Road, the plots are behind the building on the corner and extend to just before the first building on the left.
What3words **///reject.overture.that**





To arrange a viewing call Middleton Ross on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and 5pm -11pm. Saturday 8am –11pm & Sunday 8am—11pm
Email: property@middletonross.co.uk

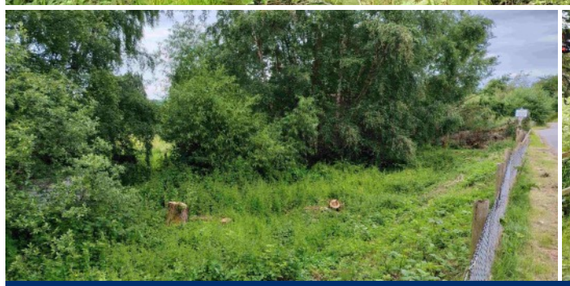
Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to **property@highlandhomes.co.uk.**

HIGHLAND HOMES
Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ
Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)
Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk

HIGHLAND HOMES
by Middleton Ross

FOR SALE







Building Development, Riverbank Road, Conon Bridge, IV7 8BT

Offers Around £125,000

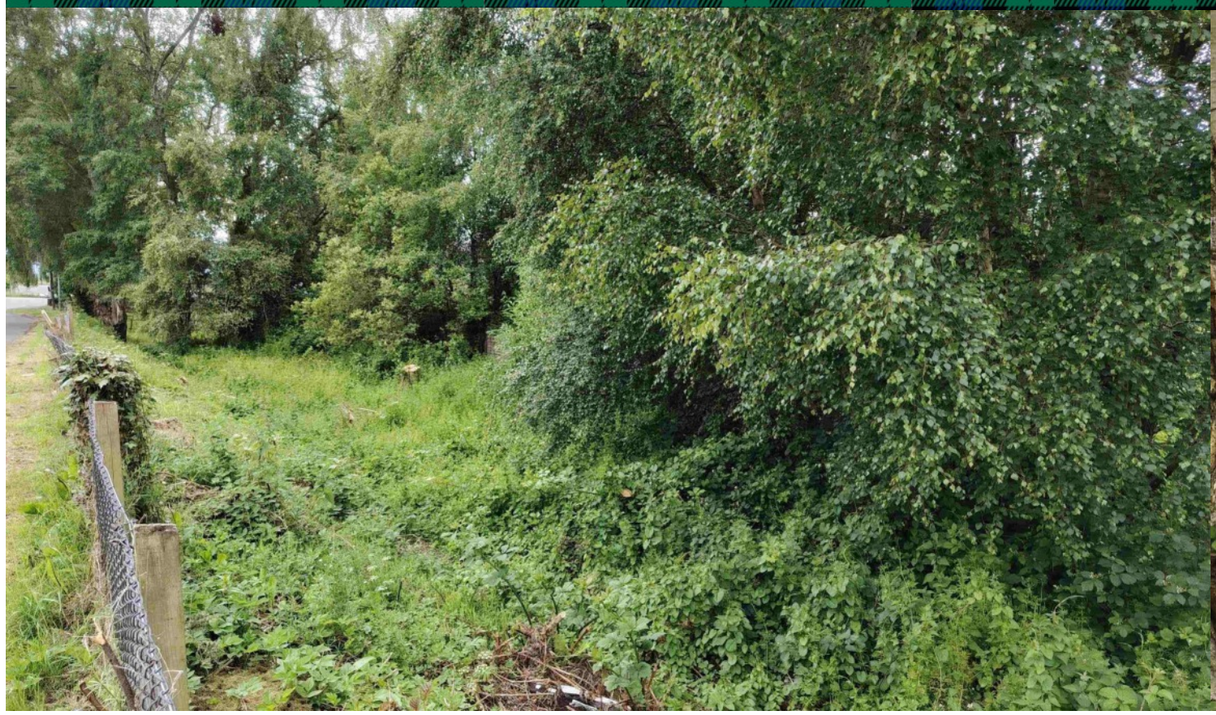
- **Building Development**
- **Approximately 0.4 Acre**
- **Full Planning for Three Houses**
- **Scope for a Fourth Build**
- **Planning Valid until 23/10/26**
- **Service Wayleave in Place**
- **Sold as One Lot**
- **Convenient Central Location**

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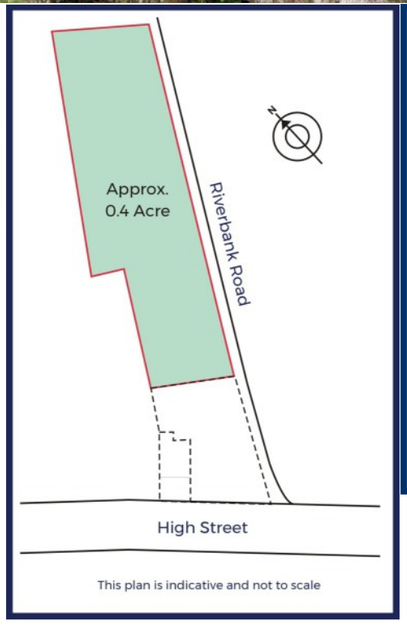




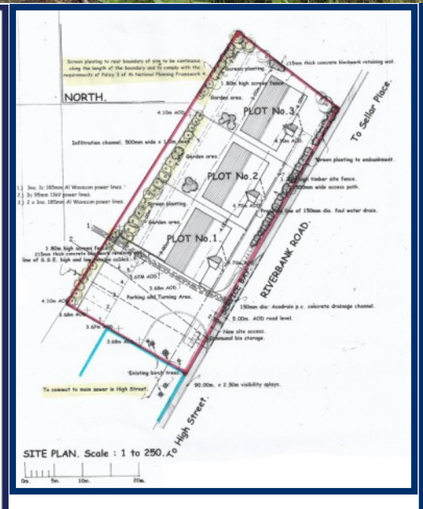
Building Development, Riverbank Road, Conon Bridge, IV7 8BT

Offers Around £125,000

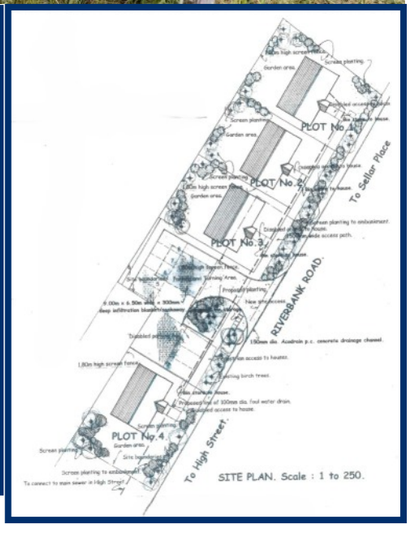
Building plot with lapsed planning permission for three two bedroom bungalows and, subject to planning, a fourth bungalow, planning application has been submitted for renewal.



Simple Site Plan



Planning Approved



New Site Subject to Planning Approval