

Plot 2, Ussie Mill is located near a residential area of the village and within walking distance of the shop and bus stop. There are woodland walks nearby. Primary schooling available at the Ben Wyvis school in nearby Conon Bridge (1.3 miles) secondary schooling is provided at Dingwall Academy (2.5 miles) and for which transport is provided. Major supermarkets and enhanced facilities are available in Dingwall (approx. 2 miles) The A835 is a short distance from the plot providing a short commute to Inverness where you can also find a full range of shops, retailers and entertainment venues such as Eden Court Theatre and a wide selection of restaurants & bars.

Planning in principle has been granted for the siting of a single dwellinghouse. It is considered that the erection of a house on the application site would be in keeping with surrounding housing development, subject to sensitive siting and design.

The proposal is constrained by a proposed new water main which is to be installed through the application site. The implications of this are that no permanent structure may be built within an 8m buffer of the proposed water main, and it is advised that no habitable development should take place within 21 metres of the main. Initially, the dwelling was indicatively shown to overlap with the 21m buffer, although amendments were then made to ensure that the dwelling could be sited outwith this zone.

Directions: From the A835 heading north take the first exit off the Maryburgh Roundabout and continue for a short distance then turn right at the War Memorial into Hood Street continue on and when the road veers left continue straight on. Plot 2 is on the right. There is a gate to enter the field, please ensure you close it on entering and leaving the field. The plot is marked on the ground with white pegs and markers.

What3words **//reject.overture.that**

PLANNING REF: 25/02728/PIP

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



Site Location



Plot 2, Ussie Mills, Hood Street, Maryburgh, IV7 8EB

Offers Over £110,000

- **Building Plot**
- **Approximately 0.38 Acre**
- **PIP for One Dwelling**
- **Planning Ref 25/02728/PIP**
- **Convenient for Commuting**
- **Pleasant Location**
- **Woodland Walks Nearby**
- **Sold as One Lot**

01349 865125
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REF 34
HSPC 61797



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Plot 2, Ussie Mills, Hood Street, Maryburgh, IV7 8EB

Offers Over £110,000

Building plot with planning permission in principle for one house in a pleasant spot and within commuting distance of Inverness and Dingwall.

