



PRICE REDUCTION



Garage/Development Site, Inchvannie Court, DINGWALL,
IV15 9SE

- Planning Permission granted for a 2 storey dwelling house
- Central position just off the main thoroughfare
- Great development opportunity

Offers Over £20,000

Occupying a central position in the popular market town of Dingwall, this site which currently holds a detached garage has full planning permission for its demolition and the erection of a 2 storey dwelling house.

A purchaser shall be required to make their own arrangements for access and use of the strip of ground to the east of the property to comply with the terms of the planning consent.

Located just off the main thoroughfare and within the Conservation area, the site has approved detailed plans for a 2 bedroom property extending to approximately 50 sq m. Full details of the planning consent can be found on the Highland Council website (06/00402/FULSU).

This is a unique opportunity for a local developer, cash buyer or the like looking for a modern rental property due to its footprint and location.

LOCATION

Pleasantly situated in the small market town of Dingwall on the shores of the Cromarty Firth approximately 15 miles north of Inverness. Both primary and secondary schools are within easy walking distance. Other local amenities such as shops, restaurants, hotels, supermarkets and leisure centre/swimming pool are again within easy reach. Regular bus and rail links are available to the north and south.

DIRECTIONS

From Inverness take the A9 road north until you reach Tore roundabout. Take the second exit off the roundabout on to the A835 and continue until you come to another roundabout. From there take the third exit on to the A862 and travel into Dingwall. After the traffic lights, take a right into the main car park. The site is located opposite the Inghvannie House Dental Practice.

KEY POINTS

- * Central situation
- * Affordable site
- * Great development opportunity

VIEWING

Viewing is available by visiting the site

HSPC

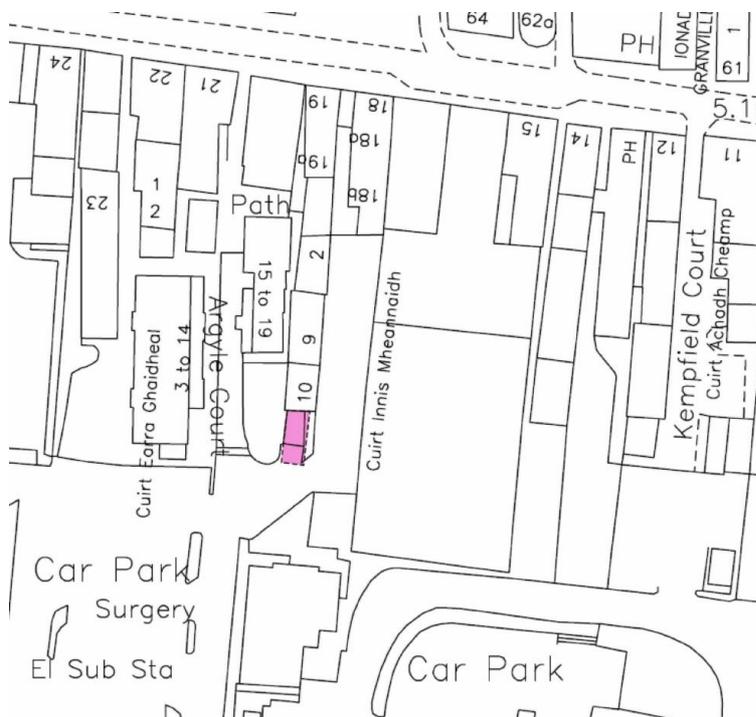
56445

CONTACT

Contact South Forrest, Property Department on 01463 250255 for further information.

LOCATION PLAN

The site is marked in pink and is detailed below.



SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW

T: 01463 237171

F: 01463 243548

E: email@southforrest.co.uk

www.southforrest.co.uk