



Land at Urquhart Farmhouse, Conon Bridge, Ross-shire, IV7 8HU

Offers Over £45,000

Building plot which extends to approx. 0.22 acres in a beautiful and tranquil rural area near Alcaig in Conon Bridge with stunning views over the Cromarty Firth towards Dingwall and Ben Wyvis.



01349 865125

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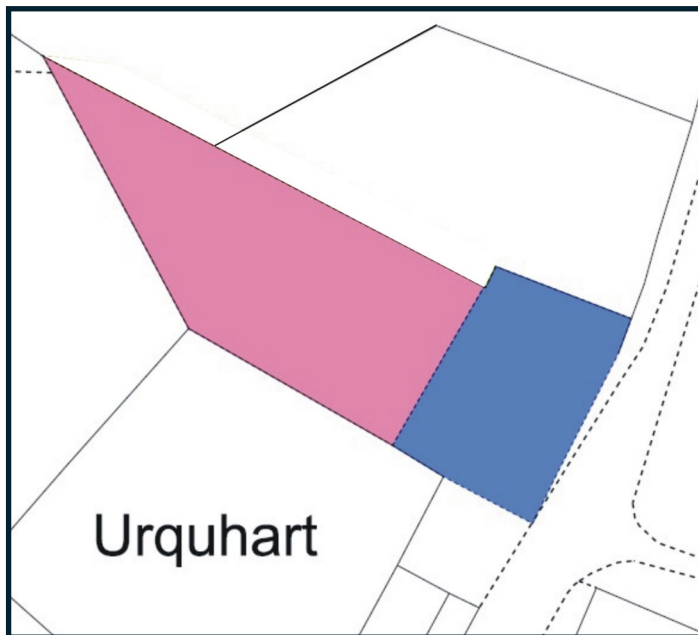
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HSPC 60623



Urquhart Farm is attractively situated on the north side of the Black Isle and renowned for its rural setting with beautiful views of the Cromarty Firth. Primary schooling is provided at Ferintosh or the new school in Conon Bridge with senior pupils attending Dingwall Academy or Fortrose for which transport is provided. Conon Bridge has a small selection of shops including a new large Co-op a railway station and bus links. Dingwall which is four miles distant has a wider variety of shops, national supermarkets, pubs, restaurants and leisure facilities. Inverness is 13 miles away so an easy commute.



Appropriate planning would need to be granted in order to build. The area for sale is the pink and blue area on the plan and the neighbouring farmer has access rights over the land nearest the road only for agricultural purposes which is indicated by the blue area and they also have a pre-emption right. There are no services to the site but there are services nearby.



Directions: Turn off the A835 on to the B9163 signposted Findon/Alcaig, continue on and you'll pass the Alcaig sign and the road bends to the right at the telephone box, immediately after this turn sharp left to continue on the B9163 continue for 0.4 mile and the plot is on the left just after Urquhart Farmhouse.

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To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

or Email: property@middletonross.co.uk. Text 07774 419811

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@middletonross.co.uk.

Any mention of services does not imply that they are in full and efficient working order.



Mansefield House, 7 High Street
Dingwall, Ross-shire IV15 9HJ

Tel: 01349 862214 (Main) | 01349 865125 (Property)
Fax: 01349 863819 | DX: 520582 Dingwall

Email: property@middletonross.co.uk
Web: middletonross.co.uk