



**Building Plot at Swordale, Evanton, Ross-shire, IV16 9XA**

**Offers Over £210,000**

Building plot with planning consent to build three 1½ storey two bedroom houses with garages. The full extent of the plot is approximately 1.1 acre in total including the effluent discharge mound.

This is an ideal opportunity for a property developer or builder.



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REF 37  
HSPC 59215





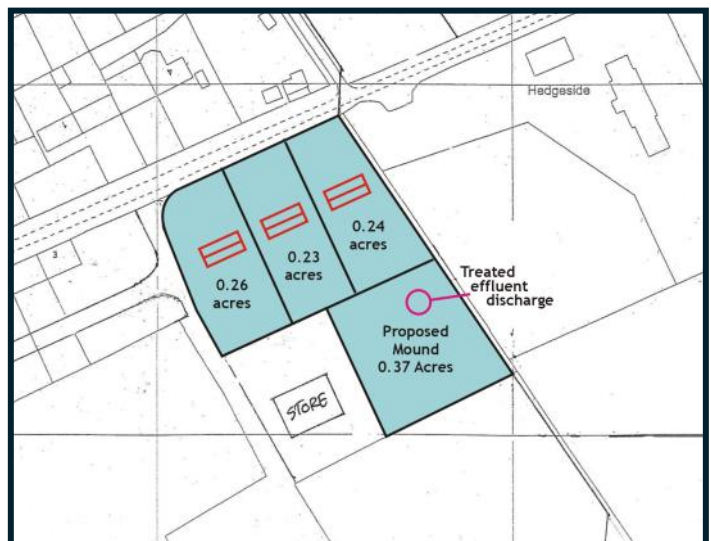
Sworddale is a stunning rural area two miles to the east of the village of Evanton which is beautifully situated and surrounded by hills and woodland with two rivers running through it. The village is approximately 17 miles to the north of Inverness just off the A9 trunk road and Dingwall is 6 miles away making it an easy commute to both. Regular bus services are available from the village to Inverness, Dingwall and Alness and rail links are available at both Alness and Dingwall. Evanton offers a variety of facilities which include a Coop, hotel, café and a hairdresser. There are plenty of pleasant walks in the area at the Community Woodlands and down to the shore at Kiltarn. There is a Primary school in the village, with older children attending Alness Academy for which transport is provided.

The building plot which is tinted blue on plan has full planning permission for three houses & garages and is situated across the road from Sworddale steading and there are services nearby. The planning consent has been preserved by the initiation of the development.

The plots can be sold separately for £70,000 each.

The planning reference is 13/00624/FUL

Directions: Turn into Chapel Road at the Coop then take the 3rd on the left on to Hermitage Street, then continue for two miles. The site is on the left before the steading.



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](mailto: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 floor plans 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](mailto:property@middletonross.co.uk).

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



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