



Plot 4, Foinaven, Assynt Street, Evanton, Ross-shire, IV16 9YH

Offers Around £60,000

Building plot with full planning consent to build a three bedroom split level dwelling with garage. The plot extends to approx. 0.2 acre.

An ideal opportunity for a property developer or builder.



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REF 28
HSPC 61515

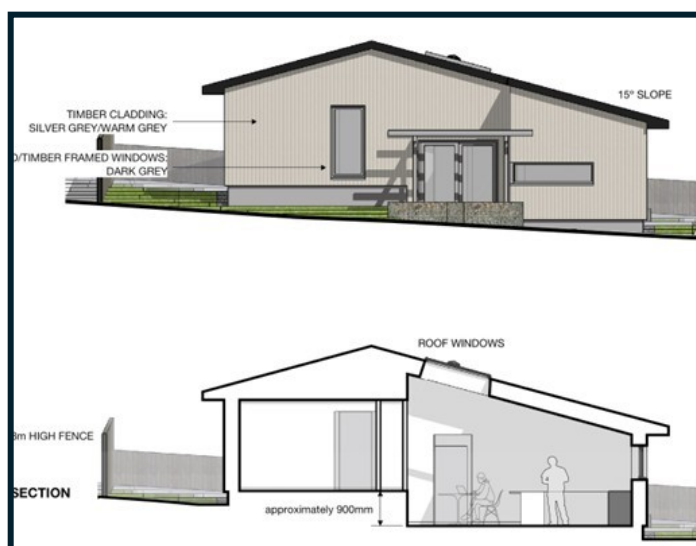


The village of Evanton is approximately 17 miles to the north of Inverness just off the A9 trunk road and Dingwall is 6 miles away making it an easy commute to both. Regular bus services are available from the village to Inverness, Dingwall and Alness and rail links are available at both Alness and Dingwall. Evanton offers a variety of facilities which include a Coop, hotel, café and a hairdresser. The village also has a vibrant community spirit. There are plenty of pleasant walks in the area at the Community Woodlands, down to the shore at Kiltearn and Fyris Hill is close by. There is a Primary school in the village, with older children attending Alness Academy for which transport is provided. Evanton is a safe pleasant location in which to raise a family.

The building plot has full planning permission for a three bedroom house with garage and is situated close to the village centre. The planning consent has been preserved by the initiation of the development as the drains have been installed. An electric cable runs through the centre of the plot so any dwelling would be required to be built on one side or the other of the cable, the current planning consent has the house to the west of the cable and the garage to the east.

The Highland Council planning reference number is 22/02574/FUL

Directions: On passing through the village turn at the Coop into Chapel Road then take the 4th on the left on to Assynt Street, the turning for the plot is 150m along the road on the left just before the road veers to the right.



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.



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