

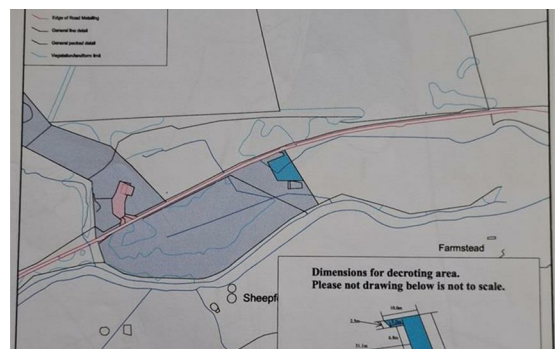
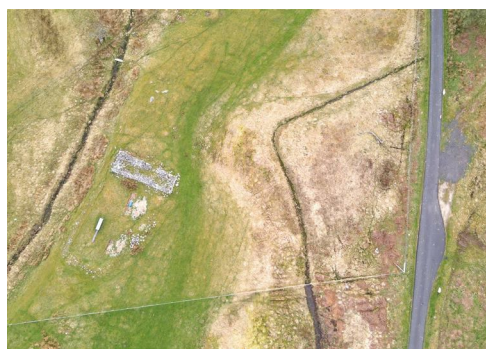


Plot at The Kerrow Sciberscross

, Rogart, Sutherland, IV28 3YF

Price Guide £45,000

An opportunity to purchase a building site with planning in principle for the erection of a house with uninterrupted views across Scottish Highlands just 9 miles inland from the east coast of Sutherland. 1a Sciberscross is located in the heart of a Scottish Glen with the nearest neighbour almost a mile away. Villages nearby are Brora, Golspie and Rogart and provide local shops restaurants, pubs, churches, primary and secondary schools and train and bus links.



Area Map

PLANNING PERMISSION in PRINCIPLE

Planning reference No. 21/03793/PIP

Not a serviced Plot

Septic Tank will be required

Nearest house is 0.2 miles west of house site

LOCATION

Map grid reference NC758096

0.422 of an acre (Approx)

To find this property please use this link for What3words

<https://what3words.com/routine.spend.subtitle>

REGISTERS OF SCOTLAND - CROFTING REGISTER

Crofting Commission Reference S2321

The plot of land is de-crofted

VIRTUAL TOUR

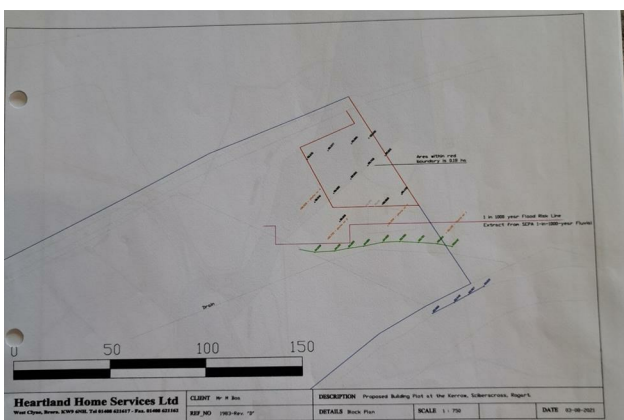
VIRTUAL TOUR - <https://youtu.be/HXwj0fXpz58>



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REGISTER NUMBER:	C8552
AREA TO BE DECROFTED	0.174 hectares.
AS SHOWN ON ATTACHED PLAN:	Coloured in bright blue.
LANDLORD:	Michael Robert Boa.
DATE OF DIRECTION:	30 August 2022.
TRANSACTION NUMBER:	Abide Rural Ltd Reg Officer Number: C85CB8A8A81051B8E04600440004_KT00042022

We direct that the area, as shown on the attached plan, shall cease to be land to which the 1993 Act applies. We are satisfied that the purpose for which the land is to be used is a reasonable one and that the extent of the land is not excessive in relation to that purpose. This Direction is subject to the following conditions:

- CONDITIONS
1. The land must as a first change of use, be used, let or disposed of as site for a dwelling house.
 2. The land must be enclosed, so far as not already enclosed, with a stockproof fence within four months of the development being completed.
 3. That fence must be maintained in good order and repair by each successive owner or occupier of the land.

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Town and Country Planning (Scotland) Act 1997 (As Amended)
Planning Etc. (Scotland) Act 2006

DECISION NOTICE

Erection of house, formation of access, and installation of private drainage.
Land 275M East Of The Kerrow, Brora

The Highland Council in exercise of its powers under the above Acts grants **planning permission in principle** for the above development in accordance with the particulars given in the application and the following documents:

Document Type	Document No.	Version No.	Date Received
Location Plan	1983	REV E	19.08.2021
Site Layout Plan	1983	REV E	19.08.2021
Site Section Plan	1983	REV E	19.08.2021

CONDITIONS & REASONS

This permission is granted subject to the following conditions and reasons:

1.

The size, orientation and location of the dwellinghouse as shown on the approved plans is indicative only and no development shall commence until all of the matters specified below have been approved on application to the Planning Authority:

i.

a detailed layout of the site of the proposed development, showing the house sited in a manner that is compatible local settlement pattern (including site levels as existing and proposed);



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.