



# STROME FERRY PLOT

STROME FERRY | IV53 8UJ



**RETTIE**



CGI IMAGE.



Planning Consent for the erection of a split-level dwelling providing the opportunity to create a modern detached house in a private setting in a desirable part of the Scottish Highlands

Planning Reference: 22/00717/FUL

Approximately 0.38 Acres (1,532 sq.m)

**Proposed Accommodation:**

Lower Ground Floor: Two Double Bedrooms with en-suite Shower Rooms, Utility Room

Ground Floor: Hall, Cloakroom, Large open plan Kitchen/Dining/Family Room, W/C, Principal Bedroom with en-suite Bathroom, Double Bedroom with en-suite Shower Room

# STROME FERRY PLOT

**STROME FERRY, IV53 8UJ**

A seldom available privately situated residential development plot surrounded by natural woodland with an outlook towards Loch Carron and the Mountains beyond.



## SITUATION

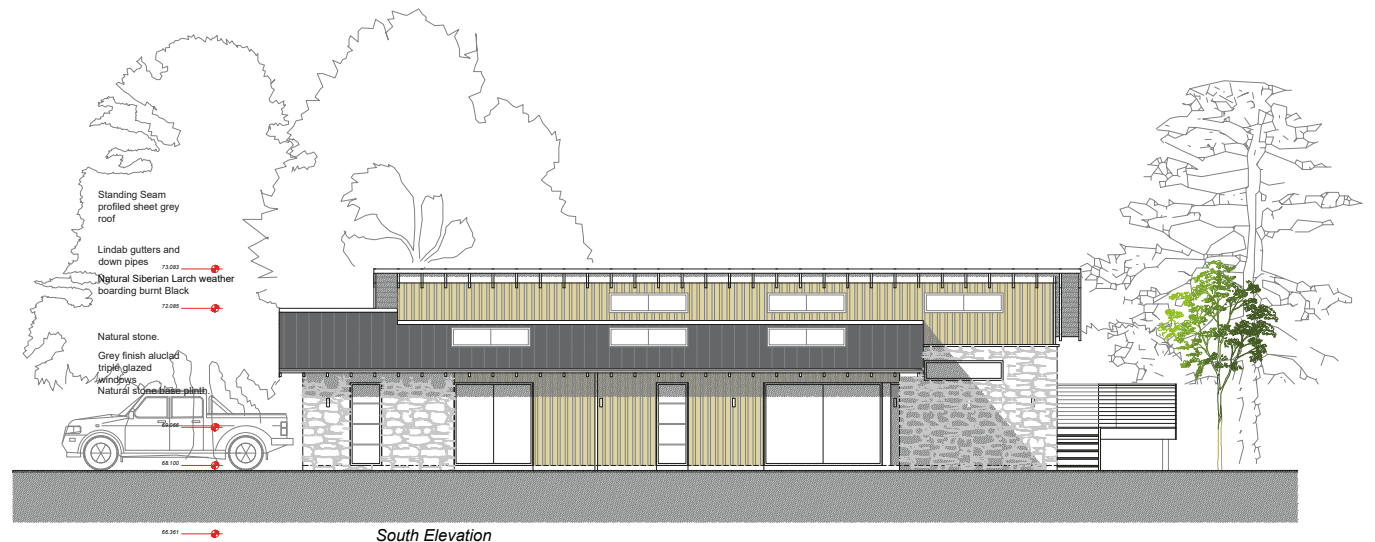
Stromeferry Plot is set in a secluded location near to the famous NC500 route and has easy access to some fantastic beaches and local services. The plot is in a sheltered position surrounded by natural woodland and approximately five minute walk of Loch Carron. Stromeferry is great for keen water enthusiasts and those wanting to make the most of Loch Carron. The village has many boat moorings and a slipway that was originally used for the ferry service to North Strome. The famous village of Plockton is 8 miles (12.8km) away which is a popular tourist destination and offers a couple of hotels and restaurants as well as both primary and secondary schools. Local attractions include seal and dolphin trips which are the longest established boat trips in the area with a 4 star visitor attraction grading. Also close by is Lochalsh Woodland Garden where visitors are welcome throughout the year. The gardens are pleasantly sheltered and a walk by the lochside reveals new botanical developments as well as many tree specimens over 100 years old. Many visitors use Plockton as a base to explore the Isle of Skye, with its rich history and incomparable Cuillin mountain range. There are unlimited walking opportunities within a 30 minute drive from Plockton, but there are also good walks to be made from the village itself, including the brae walk and the lochside walk to Duncraig Castle.

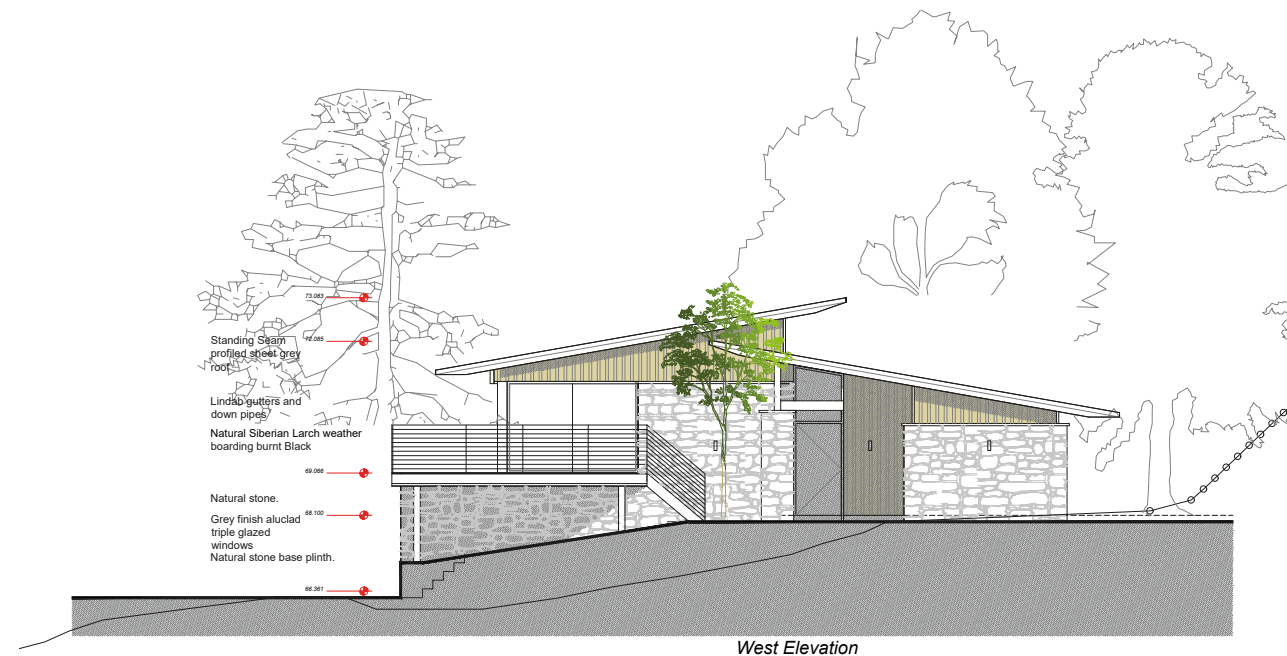
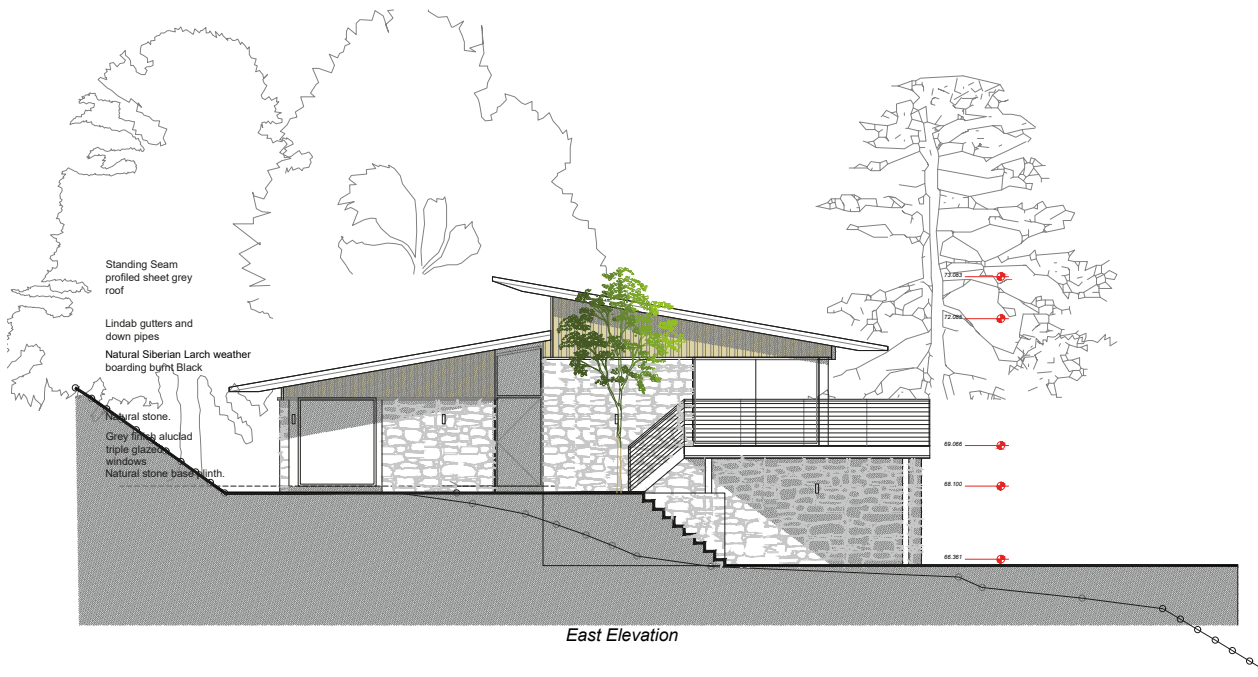
Enhanced facilities are available in the larger village of Kyle of Lochalsh, just 15 miles (24.1km) away, where full amenities of a supermarket, shops, hotels, restaurants, bank, post office, dentists, medical centre, leisure centre & swimming pool can be found. Stromeferry benefits from having a train station, providing easy access to Inverness, the capital of the Highlands some 78 miles (125.5km) to the East of Kyle. Railway and bus connections are also available in Kyle. Stromeferry's local primary school is in Auchtertyre, approx. 7 miles (11.2km) away, with secondary schooling provided in Plockton, which is home to the school of Excellence in Traditional Music.

Wester Ross is considered by many to be one of the most attractive areas of Scotland with its indented coastline and rugged mountain scenery. The climate benefits from the Gulf Stream allowing exotic plants to flower in the gardens and palm trees to grow by the coast at Plockton. The wonderful wild countryside favours wildlife with eagles, otter seals and other species all attracted to the area.

## GENERAL DESCRIPTION

This unique plot offers the purchaser the opportunity to have a custom designed house within a fantastic location for exploring the Scottish Highlands and Islands.





Stromeferry Plot, was granted planning consent for a modern detached, split-level house in April 2022. Details of the planning decision notice along with plans and documentation can be found on the Highland Council Planning Portal and the Application Reference No. is 22/00717/FUL. It is proposed that the new house will be a four bedroom house in the region of 256 sq.m (2,755 sq.ft). The layout is modern with open plan living forming a central hub for the house with its open plan kitchen, dining area and living room. Clever use has been made of large full height windows maximising natural light and views with the living accommodation located on the upper level. The bedroom accommodation is generous and thoughtfully laid out with practical living in mind as well as a sumptuous principal bedroom suite and a double bedroom with en-suite shower room, there are two further comfortable double bedrooms both with en-suite shower rooms located on the lower level.

The plot is northwest facing. Mains water is available close by (west side of plot), drainage will be via a private drainage system, there is an electric cable to site, subject to connection.

NOTE: A revised design can be undertaken and assistance with the build can be provided through separate negotiation.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Interested parties can visit the site when in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the ground.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is IV53 8UJ

##### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

##### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

##### Services

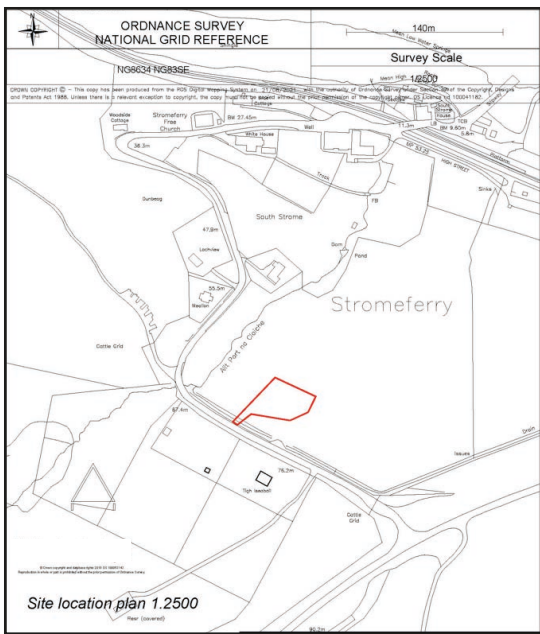
Mains Water is available close by (west side of plot), drainage will be via a private drainage system, there is an electric cable to site (subject to connection).

##### Local Authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886602.

##### Offers

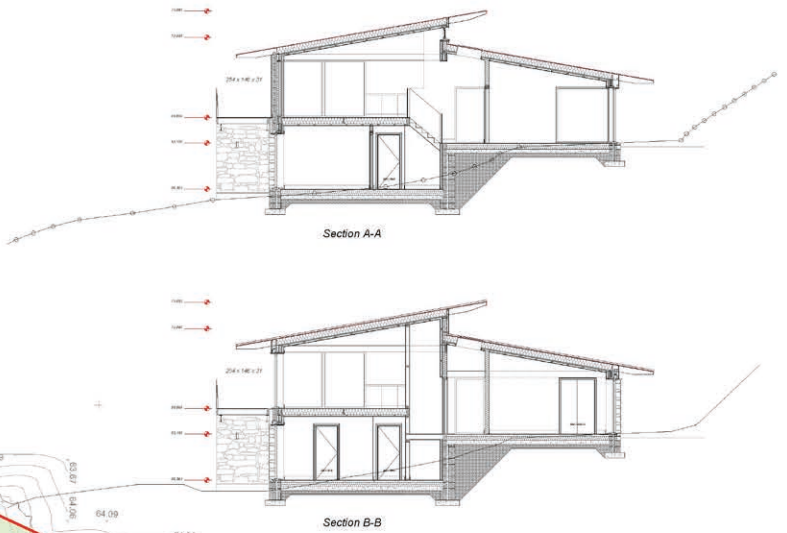
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.



Proposed site plan 1.200



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Date 1.10.2022	Scale 1:200	Project 22.03.02	Sheet 1/1	Date 22.03.02

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), Instagram and LinkedIn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

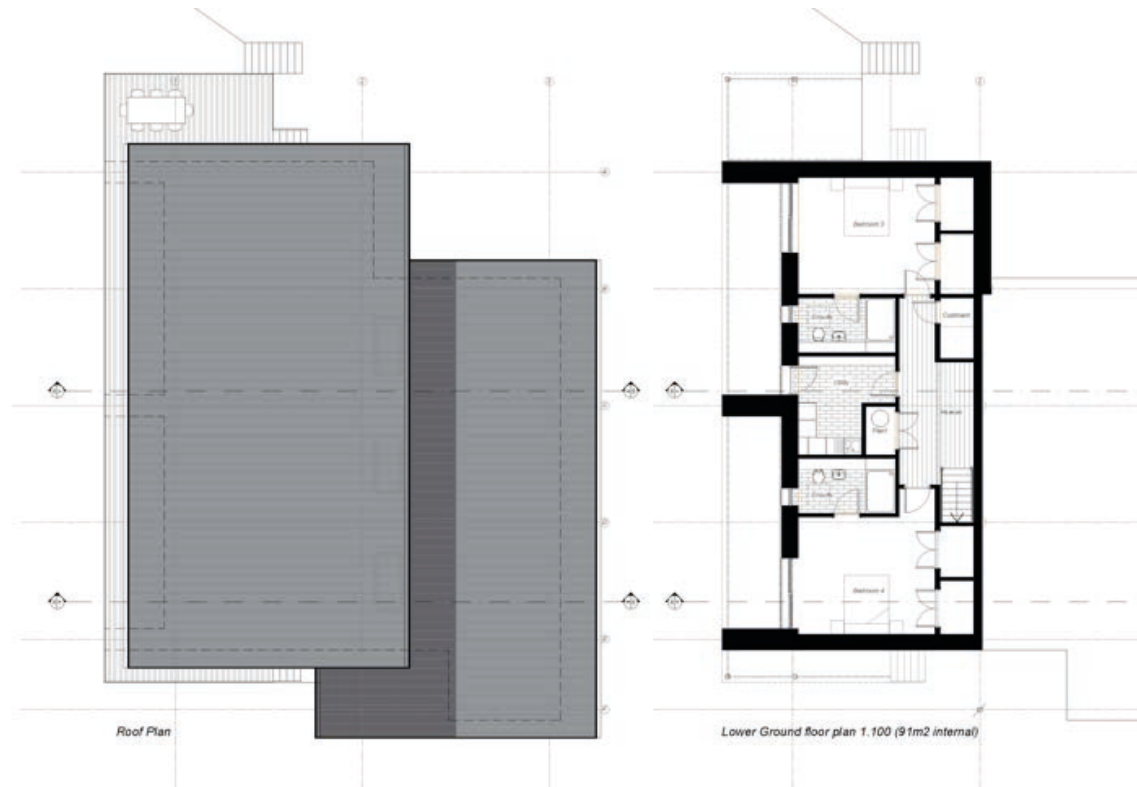
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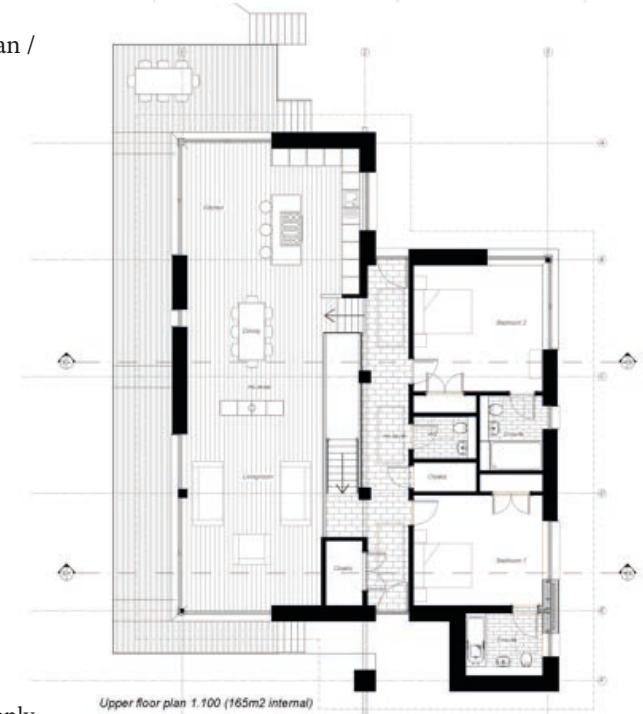
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Proposed Lower Ground Floor Plan /  
Proposed Upper Floor Plan



Not to scale for identification purposes only



**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160  
mail@rettie.co.uk

[www.rettie.co.uk](http://www.rettie.co.uk)

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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.