

FOR SALE

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

SHEPHERD
Commercial

THE HEIGHTS, ULLADALE CRESCENT, STRATHPEFFER, IV14 9AQ



VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

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- **Development with 8 remaining undeveloped plots**
- **Full infrastructure and services in place**
- **Situated within the picturesque village of Strathpeffer**

LOCATION

Strathpeffer is an affluent village and spa town situated in Ross and Cromarty, with a resident population of 1,469 persons. There are amenities within the village its self including a primary school/ nursery, community centre and village shops. There are further and more extensive amenities contained within the larger town of Dingwall, which lies some 5 miles distant and has a resident population of 5,000 persons.

DESCRIPTION

Full and detailed planning has been granted towards the site for the creation of 10 detached residential dwellings 2 of which have been developed. The subjects for sale are the remaining 8 plots with full details of the current planning, detailed within the Highland Council e-planning (ref no: 10/03608/FUL).

DIRECTIONS

The Heights are situated in Ulladale Crescent, just off the A834 (Dingwall, Strathpeffer and Contin Road) within close proximity to Strathpeffer Primary School and Community Centre. Dingwall is situated 5 miles to the East (traveling on the A834) whilst Inverness is a distance of 20 miles best reached via the A835 and A9.

PURCHASE PRICE

For further information in this regard please contact the sole marketing agents:-

- **Offers a fantastic opportunity to a developer to develop a bespoke housing development**
- **Opportunity to rework existing planning, subject to relevant consents**

ADDITIONAL INFORMATION

Please note, we have been instructed to market the development site extending to 8 residential as a development opportunity, therefore individual plots are not available to purchase.

Any forthcoming offers over the total site should be made in formal Scottish Legal Terms to J & E Shepherd, Willow House, Stoneyfield Business Park, Inverness, IV2 7PA..



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