



**+ Graham
Sibbald**

FOR SALE

RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY



SIBELL ROAD

GOLSPIE

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- SITE OF APPROXIMATELY 9.53 ACRES/ 3.86 HECTARES
- PLANNING CONSENT FOR 31 HOUSE PLOTS AND 10 LOW COST LIVING UNITS
- SCARCE OPPORTUNITY TO DEVELOP WITHIN POPULAR COASTAL VILLAGE
- OFFERS INVITED

SIBELL ROAD, GOLSPIE

RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY

THE OPPORTUNITY

The opportunity to acquire a fully consented residential development land site within this popular highland village.

The site is accessed off Sibell Road, demolition of two properties is required to facilitate development of the whole site.

LOCATION

Golspie is a village in Sutherland, Scotland. It lies on the north sea coast in the shadow of Ben Bhraggie and has a population of approximately 1,650 individuals.

Golspie has a main line railway connection the Railway Station which was originally part of the Far North Line was opened in 1874. Golspie lies approximately 52 miles to the north of Inverness and the A9 passes through the village.

Golspie has award winning safe bathing beaches to the north and south of the tidal pier and there is also a public swimming pool and leisure centre in the heart of the village. The local golf course has a mix of links, park land and heath and there are facilities for tennis and bowling, football and playing fields.

Within Golspie itself there are hotels, several guest houses and numerous bed and breakfast premises catering for the tourism sector. Dunrobin Castle, seat of the Clan Sutherland lies to the north and is a popular tourist attraction.



DESCRIPTION

The development land comprises a self contained site to the north of Sibell Road on the northern boundary of Golspie village.

To facilitate access to the site demolition of 5 and 6 Sibell Road is required. Outwith the two properties to be demolished the site is a green field bounded to the north by the Inverness to Wick railway line and to the south by existing residential development and Sibell Road.

SITE AREAS

As detailed on the indicative site plan below we understand the site to extend to approximately 9.53 acres/ 3.86 hectares or thereby.

All site areas quoted are approximate and subject to final confirmation.

PLANNING

The subjects have detailed Planning Consent for residential development through detailed Planning Consent Reference: 07/00386/FULSU

The Planning Consent extends to a total of 31 2, 3 and 4 bedroom properties with an affordable element (10 units) to be provided as part of the overall development.

A copy of the Planning Consent can be provided upon request.

SERVICES

We understand that all mains services are located within close proximity to the site although parties should satisfy themselves as to the provision and accessibility.

OFFERS

Offers are invited for our client's heritable interest in the subjects.

VAT

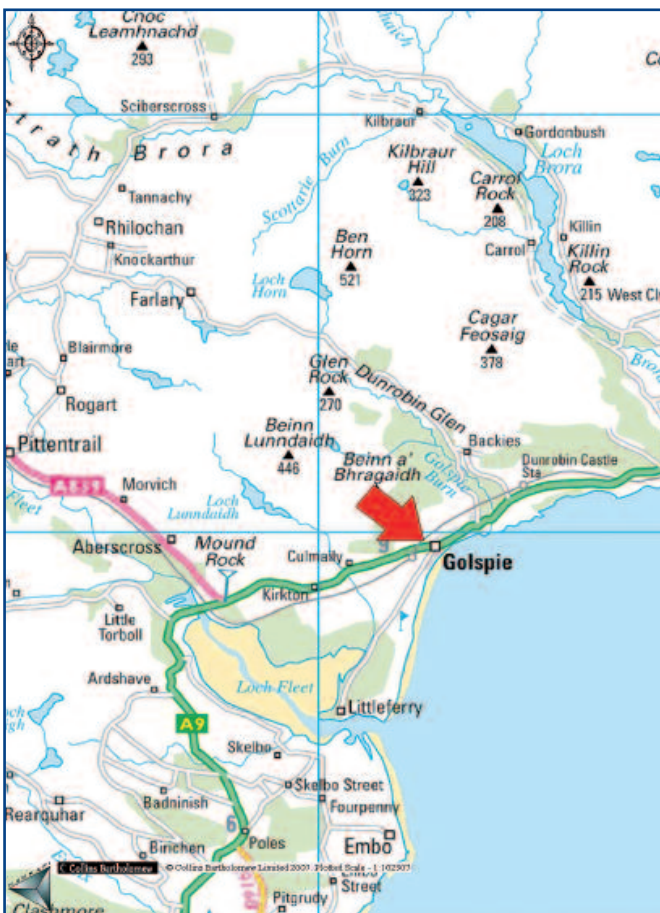
Please note that VAT will be payable on the potential purchase price.

ENTRY

By mutual agreement

VIEWING

Strictly by appointment through Messrs Graham + Sibbald



WITH OFFICES IN:

- | | | |
|---------------|--------------|-------------|
| • ABERDEEN | • GLASGOW | • PAISLEY |
| • DUNDEE | • HAMILTON | • PERTH |
| • DUNFERMLINE | • INVERNESS | • STIRLING |
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IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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