

An aerial photograph showing a construction site in a rural landscape. The site is a rectangular plot of land, mostly cleared of vegetation, with a large pile of light-colored material (possibly sand or gravel) in the center. A yellow excavator is visible near the pile. The site is bordered by a dirt road on the left and a green field on the right. In the background, there are several houses and a dense forest. The overall scene is a mix of green fields, brown earth, and dark green trees.

Galbraith

STRATHY ROAD HOUSE SITE

ARDROSS, EASTER ROSS

STRATHY ROAD HOUSE SITE, ARDROSS, EASTER ROSS

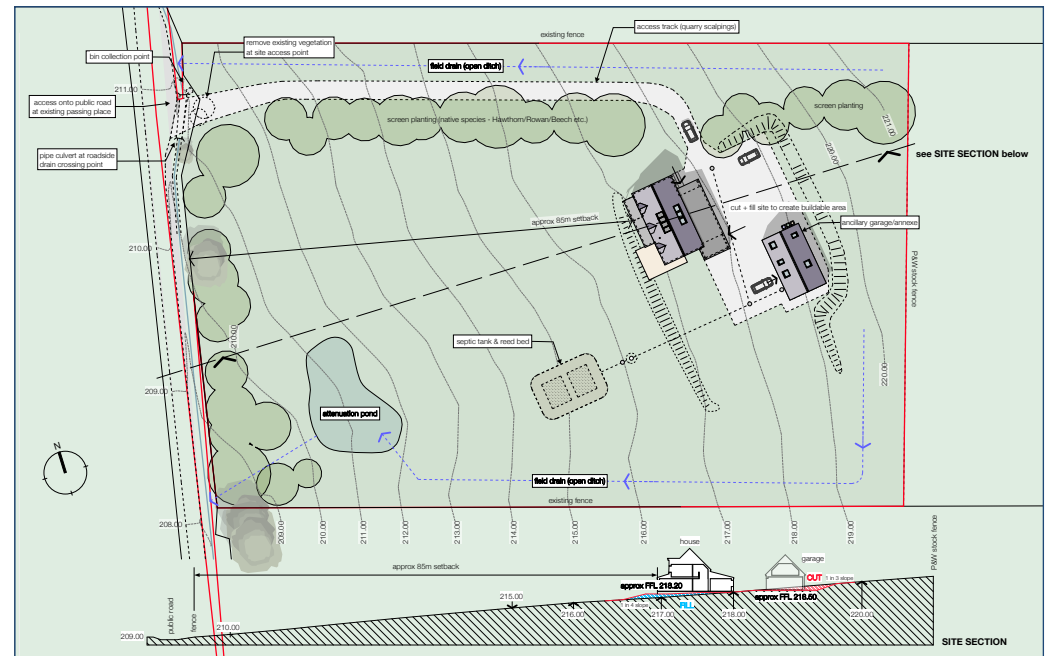
A building plot with stunning loch and mountain views.

Alness 4 miles. ■ Inverness 24 miles.

- Detailed planning consent for a one-and-a-half storey house.
- Spectacular views to Loch Dubh and up Strathrusdale.
- Grazing and amenity land.
- Unspoilt setting within easy reach of Inverness.

About 2.01 hectares (5.1 acres) in all.

Offers over £140,000



Galbraith

Inverness
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SITUATION

Strathy Road House Site is in the scattered hamlet of Ardross in Easter Ross. The property comprises a building plot with detailed planning consent for a four bedroom house with separate garage set in grounds of approximately five acres. The site is slightly elevated and has spectacular views over its own land to Loch Dubh and the hills and mountains of Strathrusdale.

Strathrusdale is a peaceful glen which forms part of the area of Ardross. The road through the glen extends for about 2.5 miles and at its end there are tracks and trails that lead through forestry and moorland to hills and mountains dotted with lochs. The River Blackwater flows through Strathrusdale into the River Alness, a popular salmon and trout river, and the glen is also famous as being the site of Ardross Castle, the location for the TV series Traitors. The wider area offers many opportunities for recreational activities from the shoreline of the Cromarty Firth to the inland to the hills and lochs, all dominated by the magnificent backdrop of Ben Wyvis. Many golfers use Easter Ross as a base from which to enjoy the links courses that follow the coast as far as Golspie, the most notable of which is Royal Dornoch golf course.

Ardross village has a primary school, village hall and church while the nearby town of Alness has a good range of facilities including supermarkets, a train station and secondary school. Inverness is just half-an-hour's drive away and has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Full planning consent was granted on 26th July 2023 (Planning Reference 23/00643/FUL) for a four bedroom house and separate garage with workshop and one bedroom annexe above. The house site lies fairly centrally within its grounds and its slight elevation gives stunning westerly views up the glen to Loch Dubh and distant mountains.

The access track from the public road has been installed and some of the materials for the groundworks have been brought to the site. A mains electricity and water connection lie on the roadside approximately 160 ms to the north of the entrance to the property, and drainage is to a septic tank.

DIRECTIONS

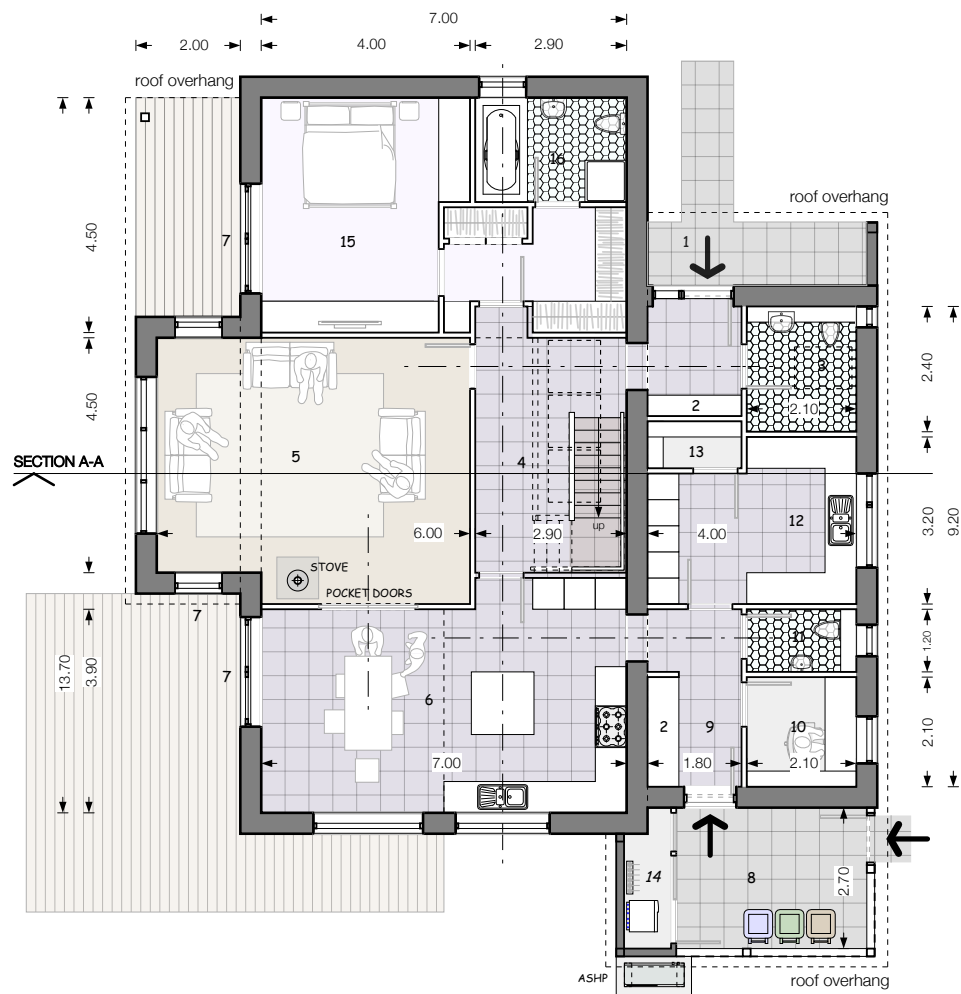
Exact grid location - What3Words - \\\ https://w3w.co/belts.pigtails.pokers

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

Please be aware that the land at Leathan House Site is uneven in places and care should be taken at all times when walking across the ground. Viewers should wear suitable, sturdy footwear (walking boots or wellington boots).

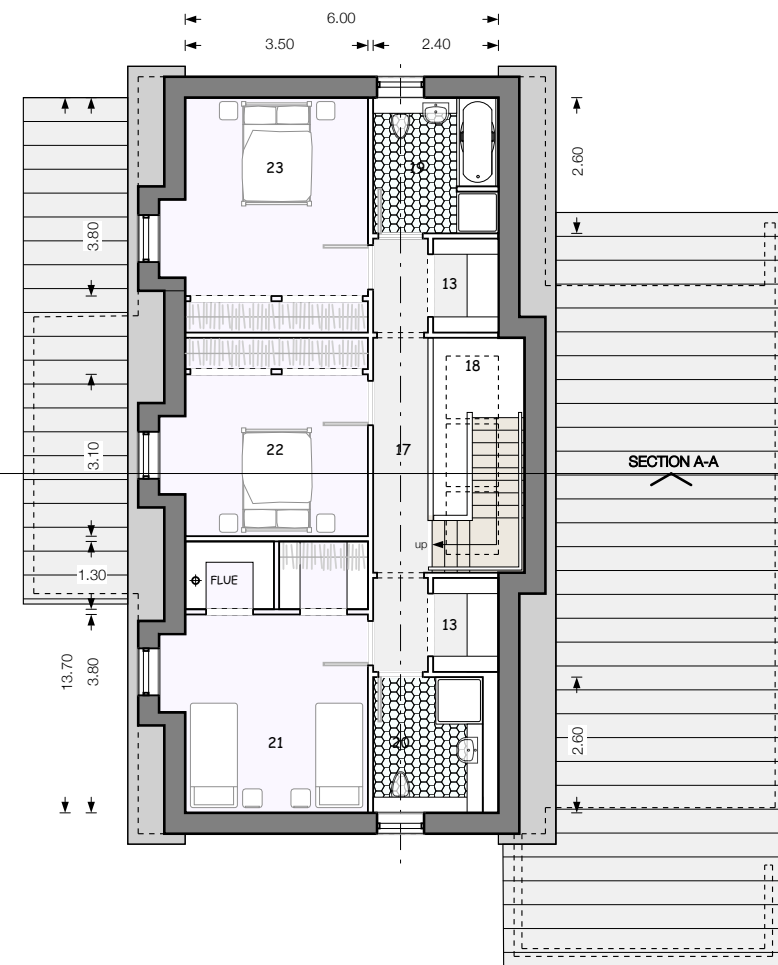




GROUND FLOOR AREA 145 sq.m

- KEY
- 1 COVERED (GUEST) ENTRANCE
 - 2 COAT/BOOT STORAGE
 - 3 GUEST WC
 - 4 HALLWAY & STAIR
 - 5 LOUNGE
 - 6 KITCHEN & DINING (OPEN-PLAN)
 - 7 PATIO DOORS
 - 8 COVERED (FAMILY) ENTRANCE
 - 9 BOOT ROOM
 - 10 OFFICE
 - 11 FAMILY WC
 - 12 UTILITY ROOM/ LAUNDRY ROOM
 - 13 GENERAL STORAGE
 - 14 HEATING EQUIPMENT
 - 15 BEDROOM 1 (MASTER)
 - 16 EN-SUITE SHOWER RM
 - 17 LANDING/GALLERY
 - 18 ROOF WINDOWS OVER HALLWAY
 - 19 SHARED BATHROOM
 - 20 SHARED/EN-SUITE BATHROOM
 - 21 BEDROOM 2
 - 22 BEDROOM 3
 - 23 BEDROOM 4

TOTAL FLOOR AREA 230 sq.m



FIRST FLOOR AREA 85 sq.m

POST CODE

IV17 0YD

SOLICITORS

Middleton Ross
Mansefield House
7 High Street
Dingwall
IV15 9HJ

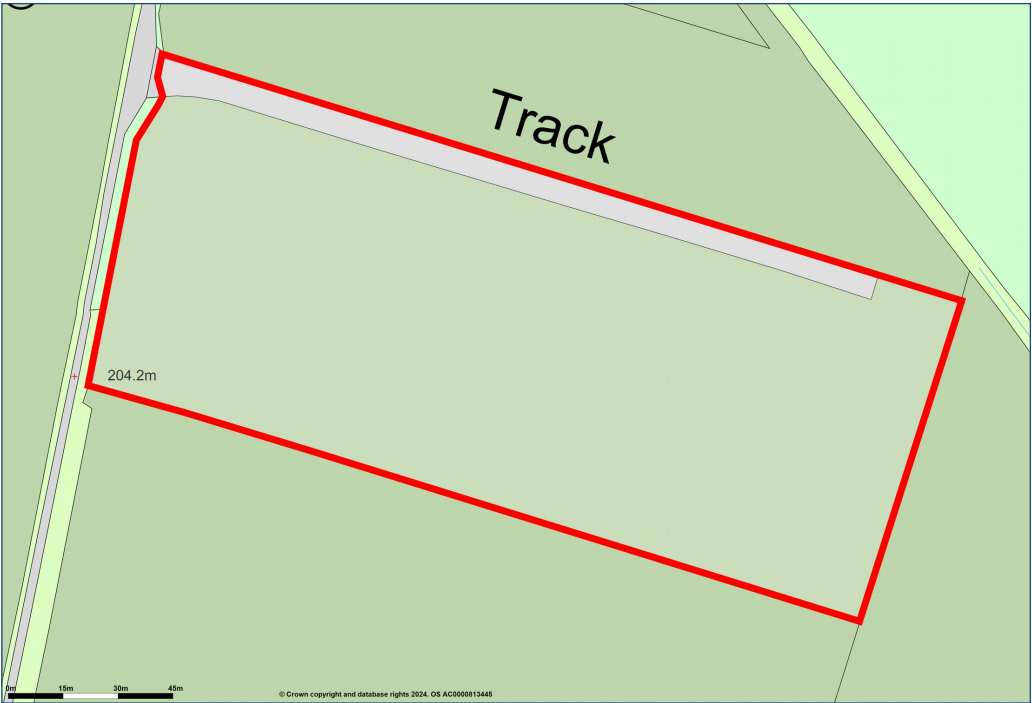
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024.





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