

**East Brora Muir Development Site
Ben Mailey Gardens, Brora, KW9 6QY**

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**Approximately 2.45 Hectares (6.05 Acres)
Expired Planning Permission for 16 Houses**

Offers Over £300,000

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Description:

The property is a large development site which benefits from an elevated position which offers sea views. The land is gently undulating but provides a significant amount of flat land which is suitable for development.

Location:

The land is located at the edge of Brora which is a village on the East Coast of Sutherland. The A9 runs through the village. The settlement benefits from a range of facilities including; a supermarket, restaurants, chemist, health centre and an excellent links golf course. A primary school is located in the village, whilst secondary education is provided in Golspie, some 4 miles South. Brora is located approximately 58 miles to the North of Inverness.

**Site Area:**

The site extends to approximately 2.45 Hectares (6.05 Acres).

Price:

Offers over £300,000 are invited.

Licence to Occupy:

The land is currently occupied through a short term grazing let which is due to expire on the 30th March 2020.

Services:

It is understood mains; water, electricity and drainage are available in close proximity. Interested parties are advised to make enquiries directly to the relevant utility companies for further information in terms of connection to the subjects for their proposed use.

Planning:

Within the Caithness and Sutherland Local Development Plan (August 2018) the land is identified as being suitable for mixed use development including Housing and Community Use. A transport Statement to assess the impact of development on existing residential streets and the extent of any mitigation will be required. A masterplan will also be necessary to demonstrate the layout of the site in order to avoid piecemeal development. Interested parties are advised to contact the Planning and Building Standards office to discuss their proposed use.

All planning queries should be directed to:

https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/785/pre-application_advice

Telephone number: 01349 886 608.

Date of Entry:

Entry to the subjects will be given upon conclusion of the transaction.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Due to the current guidelines over Covid-19 restrictions and movement, we are currently accepting offers by email only which should be sent to property.offers@highland.gov.uk.

Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.