

# FOR SALE

## DEVELOPMENT OPPORTUNITY

SMITHY CROFT SITE, MAIN STREET, CONTIN

- COMMERCIAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
- EXISTING 4 BEDROOM DETACHED BUNGALOW
- SITE EXTENDING TO 0.33 ACRE (APPROX)
- SITUATED ON NORTH COAST 500 ROUTE

SALE PRICE: £400,000



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)

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### LOCATION

The village of Contin is located within Ross-shire accessible via the A835 road which connects directly to the main A9 trunk road at Tore. The village sits approximately 6 miles to the south-west of Dingwall, 7 miles to the north-west of Muir of Ord and 19 miles to the north-west of Inverness the Capital and main administrative centre for the Highlands.

The village benefits from numerous facilities including a petrol filling station, a local convenience store, a village hall, Coul House Hotel and a chalet and caravan park. The area is very scenic and provides a number of forest walks and picnic spots and nearby Rogie Falls to the north west of the village is a popular tourist destination famous for salmon viewing. 18-hole golf courses can be found at both Strathpeffer and Muir of Ord.

The subjects are conveniently located on the North Coast 500 route. The surrounding properties are of mixed commercial & residential use.

### DESCRIPTION

We understand that the subjects comprise a 0.33acre (approximate) site which features a four bedroom Detached Bungalow of cavity block construction and pitched concrete tile roof. There is a single car garage of timber construction contained beneath a corrugated cement sheet roof covering. There is a detached timber gym, barbecue area, greenhouse and car port. Please note, the extent and boundaries are not guaranteed, and are subject to the Purchaser and their Solicitor satisfying themselves.

### SERVICES

Connection to Main Services to electricity, gas and water are readily available.

### PLANNING PERMISSION

Planning was granted by the Highland Council in March 2022 for the erection of a store/workshop for agriculture and forestry tools.

Planning Application Reference: 21/04659/FUL  
<https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=R076OCIH0HZ00&activeTab=summary>

Any purchaser will require to satisfy themselves regarding any future development potential.

### SALE PRICE

£400,000.

### RATEABLE VALUE

To be assessed.

### VAT

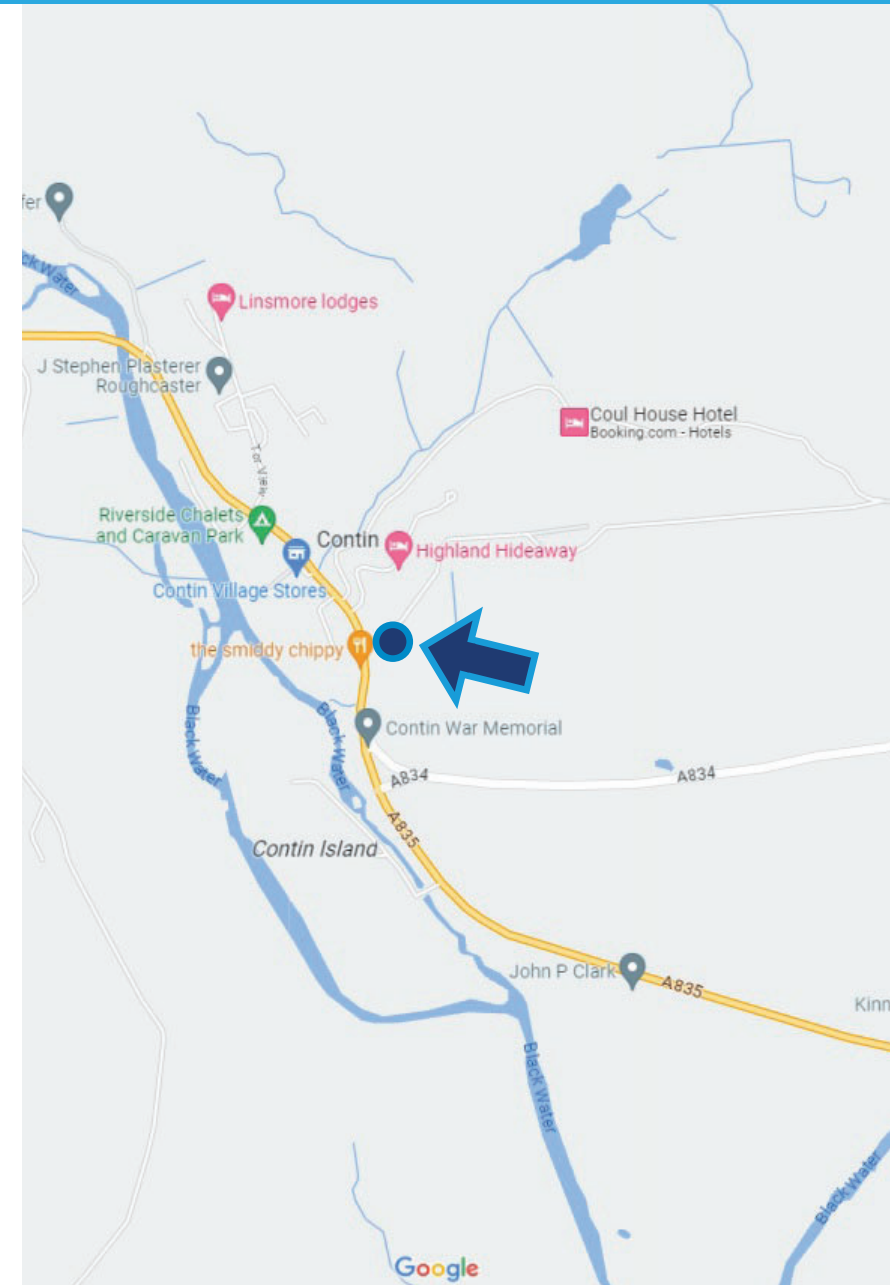
The subjects have not been elected for VAT. Therefore VAT is not applicable to the Sale Price.

### FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Publication Date:- September 2023

INTERNAL FLOOR PLAN OF 4 BED BUNGALOW (NOT TO SCALE)





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