



*Offers Over*  
**£120,000**  
(Freehold)

**Vacant Land / Potential Residential Development Site**  
Tulloch Road, Bonar Bridge, Highland, IV24 3EF





Spacious development site located in the Highland village of Bonar Bridge with views across the open country side

Potential residential development site subject to planning permission on a site extending to circa 0.4 of an acre

The subjects have availability to all amenity services and there are some buildings on site suitable for storage

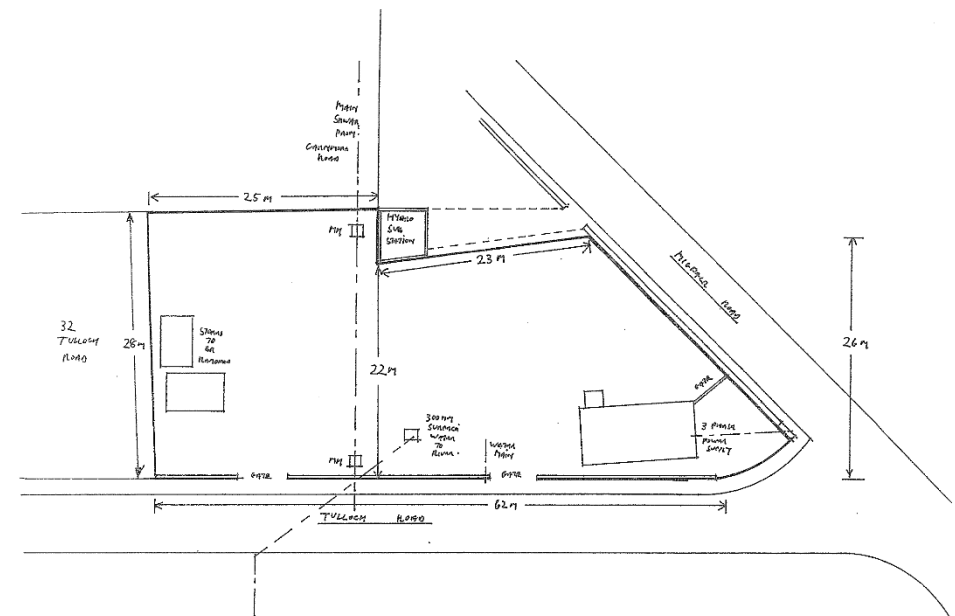
## DESCRIPTION

The sale comprises an irregularly shaped but mainly level site with rising ground to the rear of the subjects. Located within a mainly residential area of the village in an elevated position the site would lend itself to the development of residences. The vendors have sought pre-planning advice which is available to interested parties upon request.

## LOCATION

The development site is situated on an elevated site on Tulloch Rd at the junction with Migdale Road in the Village of Bonar Bridge in Sutherland. The site benefits from views over to the surrounding Countryside and to the Kyle of Sutherland and the hills beyond. The village is situated at the junction of the A836 and A949.

Bonar Bridge is an important local social centre with services and facilities such as primary school, post office, bank, shops, bistro and cafe, doctor's surgery, library and golf course. The village of Ardgay is 1 mile away and has a railway station on the Inverness to Thurso line. Tain is 16 miles and Inverness is 39 miles to the south; both have a good range of services.



## SITE

The site extends to approximately 0.4 Acres. Site plans will be made available upon request.

## SERVICES

It is understood that services are located on the site.

## PRICE

Offers over £120,000 for the freehold of the subjects.

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the retail trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and business transfers.

## DIRECTIONS

See location map.

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial, 1 Cromwell Road, Inverness, IV1 1SX

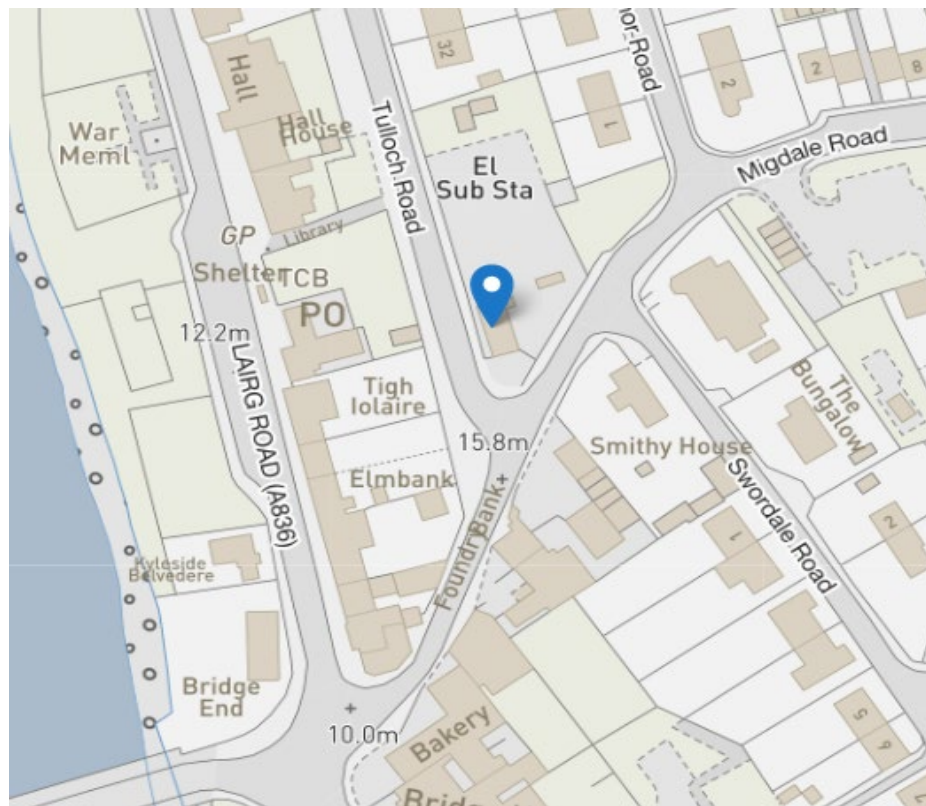
T: 01463 714757

E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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