



Trentham Farm

, Dornoch, Sutherland, IV25 3QH

Price Guide £370,000



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An opportunity to purchase a development project which presently has planning permission for 3 houses to be built and part converted from the old steading buildings. This was the former farm steading and sits in 5 acres of grassland and mature woodland. There is the potential to build a home and 2 further rental properties as an income.



SERVICES

Services are all nearby and electric supply has had a price agreed. Water is close by and waste water would be via septic tank and soakaways.

PLANNING

The site benefits from detailed planning consent for the conversion of steading and former workers cottage to form three private houses granted by Highland council 25th March 2015. Ref: 14/01354/FUL Amended application to previous approval Ref: 12/03229/FUL which was for 6 properties Works to access to the site have been completed. Accordingly, the planning consent has been enabled and now lives in perpetuity.

TECHNICAL INFORMATION

Details relating to the planning consent, plans and elevations, site servicing plans, drainage statement and environmental reports, are available on Highland Council Planning website .

DIRECTIONS

Heading from the A9 north of Dornoch as you approach the Trentham Hotel on the left take the road to the right towards Skelbo. Trentham Farm Steading can be found on the right about a mile down the single track road.

What3Words - ///revamping.digested.lamppost

LOCATION

Trentham Farm Steading is situated close to the town of Dornoch and the Royal Dornoch Golf Course (ranked 5th in the World) on the East Coast of Sutherland in the Highlands of Scotland. The five acre site is nestled in between highland hills to the west, Loch Fleet to the north and the North Sea to the east. The Steading is in a rural location but only a couple of miles to the historic town of Dornoch, where you will find all local amenities such as; restaurants, hotels, individual shops, butchers, bakers and of course the long sandy beach.

VIRTUAL TOURS

360 TOUR -

<https://www.madesnappy.co.uk/tour/1g171g2b55>

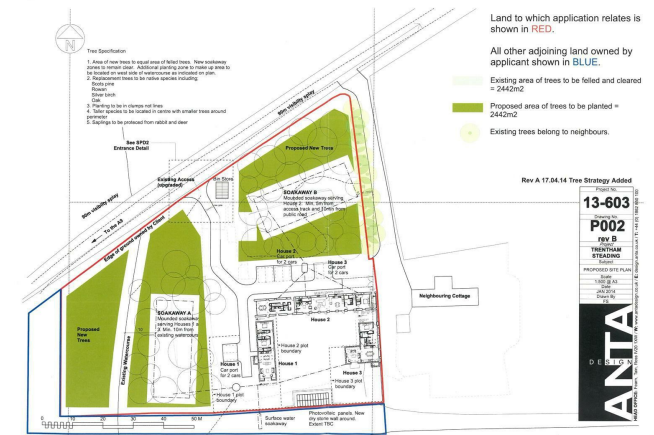
VIRTUAL TOUR - <https://youtu.be/jwYT9y4Lm1Q>

DRONE FOOTAGE - <https://youtu.be/kqbrzkmah-Y>

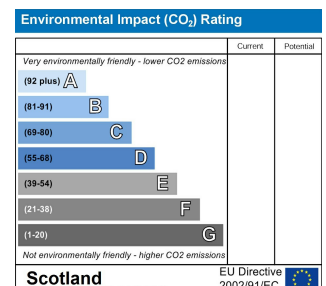
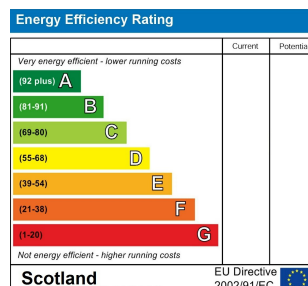
Area Map



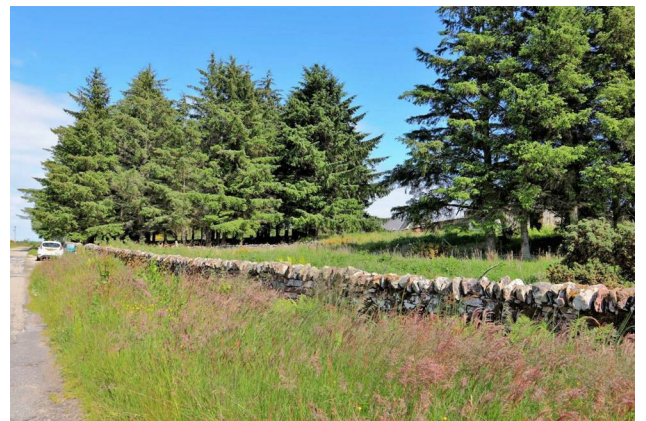
Floor Plans



Energy Efficiency Graph







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