



## Development Property

Georgesons  
Estate Agents

# Plot 3, Lower Pitcalnie, Nigg



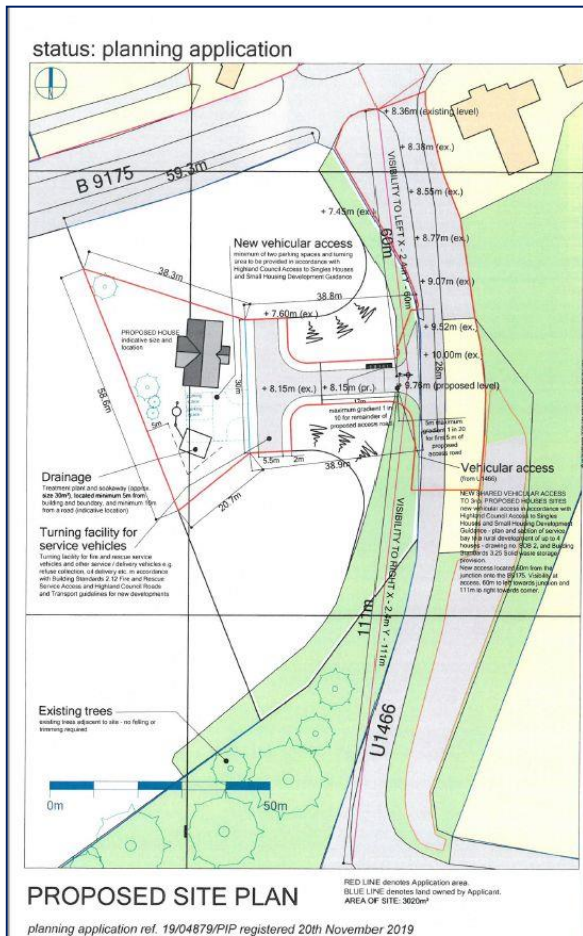
### **The Property**

A great opportunity for a self-builder or investor to purchase a one acre plot close to Nigg Energy Park and just 4 miles off the A9 and popular North Coast 500 route. The plot faces south westerly and enjoys magnificent views over Nigg Bay towards Fyrish Hill and Ben Wyvis in the distance. The area is a perfect playground for a wide range of outdoor and country pursuits including the historic walking trail of The Bishops Walk to Nigg Old Church. The area is a haven for spectacular wildlife due to Nigg Bay being designated as a nature reserve and various birds such as eagles and kites can be seen from the nearby RSBP birdhide. Otters, seals and dolphins can also be spotted around the Cromarty Firth. Located 2 miles from Nigg beach where you can catch the ferry to Cromarty during the summer season. Planning Permission in Principle has been granted for a dwelling house and an arrangement incorporating treatment plant and soakaway. Mains water, electricity and telephone lines are nearby.

**Land Area** – 1.0378 acres approximately

### **The Area**

Located within the popular scattered community of Nigg, close to Nigg Energy Park these plots will appeal to those seeking a comfortable family home within commuting distance of the major employment centre of the area. The Royal Burgh of Tain is approximately 5 miles distant and offers a wide range of services and facilities to include two major banks, a medical practice, Lidl, Co-op, Tesco, Asda, a variety of local shops and hotels, two primary schools and Tain Royal Academy being the secondary school. A number of recreational pursuits can be enjoyed in the area such as various golf courses including Royal Dornoch, Tain, Portmahomack, bowls, fishing, cycling and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. There is a railway station that gives access to Inverness, the Highland's capital city. The area itself is well known for its natural scenic beauty and abundance of wild life.



**Planning** – Planning Permission in Principle granted on 25.02.20. Reference No: 19/04888/PIP.

**Land** – 1.0378 acres approximately  
 Plans are available on request.

**Service** – Water, electricity and telephone connections are close by.

**Postcode – IV19 1QP**

**Price** – Offers over £65,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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