



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



Sutherland Court, Church Hill Road, Lairg, IV27 4BL

These serviced plots are centrally located within the popular Sutherland village of Lairg. They are well placed for all local amenities including shops, bank a petrol station and a primary school and secondary school education is available at either Golspie High School or Dornoch Academy. Lairg is 11 miles from Bonar Bridge and 25 miles from Tain where you can find a number of larger supermarkets, secondary school, bank, golf course and sports centre.

The Highland Capital, Inverness, is approx. 50 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

FIXED PRICE £30,000 per plot

- 2 x serviced plots
- Planning permission
06/00181/FULSU
- Central village location



Hannah Homes Estate &
Letting Agents Limited
16a High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email:
mail@hannah-homes.co.uk





**CERTIFICATE OF LAWFUL USE
OR DEVELOPMENT (EXISTING)**

Reference No: 20/00504/CLE

To:
AL-MAC Property Ltd
21 Rosebine Gardens
Coaltown
Glenrothes
KY7 6HG

Per:
A D Associates
32 Main Street
Coaltown Of Balgonie
Glenrothes
KY7 6HS

**Town and Country Planning (Scotland) Act 1997 (As Amended)
Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations
2013**

**Achd Dealbhaidh Baile is Dùthcha (Alba) 1997 (Mar a Chaidh Atharrachadh)
Achd Dealbhaidh 7c (Alba) 2006
Riaghailtean Dealbhaidh Baile is Dùthcha (Modh Rianachd Leasachaidh) (Alba) 2013**

CERTIFICATE OF LAWFULNESS / TEISTEANAS LAGHALACHD

The Highland Council certify that on 26 August 2020 the **use, operation or matter** described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and **edged red** on the plan attached to this Certificate, was lawful within the meaning of Section 150 of the Town and Country Planning (Scotland) Act 1997, for the following reason(s):

Material operations comprising the development for which consent was granted for under planning permission 06/00181/FULSU were carried out prior to the expiry date of 08.09.2011.

IMPORTANT INFORMATIVES

Please read the following informatives and, where necessary, act upon the requirements specified:

1. This Certificate is issued solely for the purpose of Section 150 of Town and Country Planning (Scotland) Act 1997.
2. It certifies that the use, operation or matter described in the First Schedule taking place on the land specified in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 127 of the 1997 Act on that date.
3. This Certificate applies only to the extent of the use, operation or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land

Dated: 26 August 2020

Gillian Pearson

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For Area Planning Manager

Sutherland Court, Church Hill Road, Lairg, IV27 4BL

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

Reference No: 20/00504/CLE

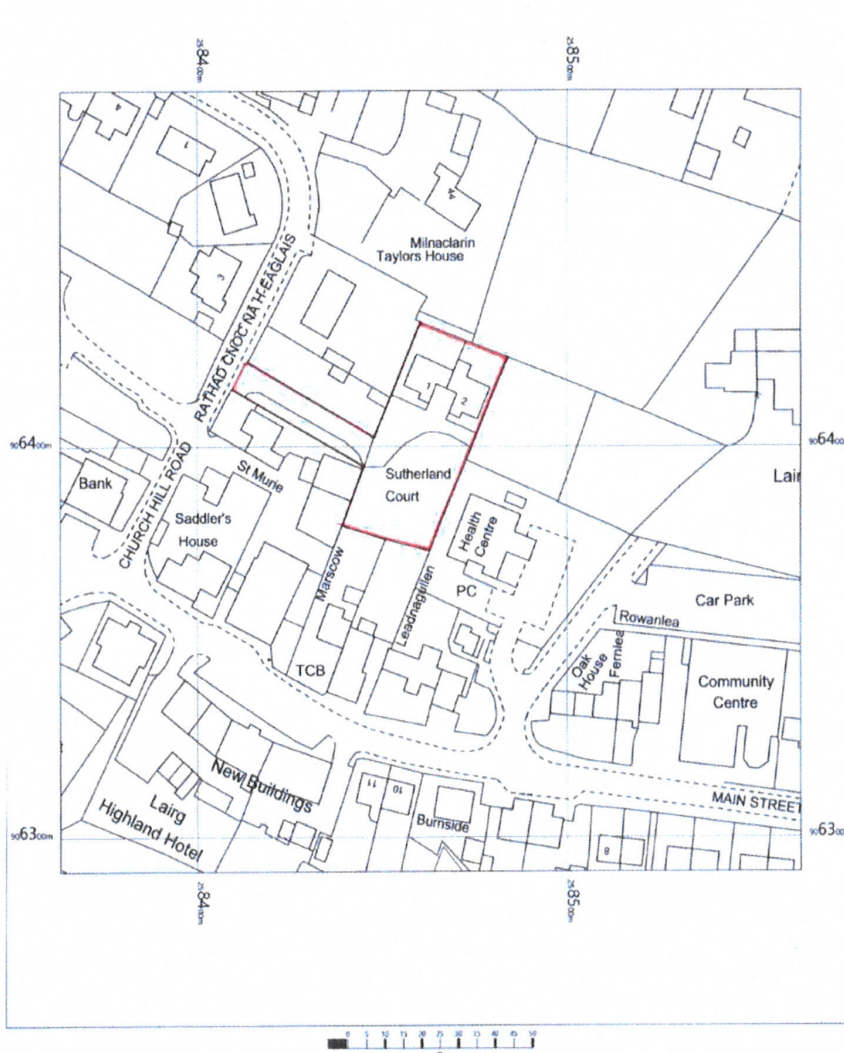
may render the owner or occupier liable to enforcement action.

FIRST SCHEDULE

Erection of 4 No. 1.75 storey dwelling houses with private access road as approved under planning permission 06/00181/FULSU

SECOND SCHEDULE

Housing Site to the East of Number 3, Church Hill Road, Lairg.



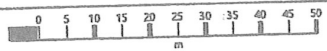
Dated: 26 August 2020

Gillian Pearson

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For Area Planning Manager

Sutherland Court, Church Hill Road, Lairg, IV27 4BL

Housing Site, Lairg.



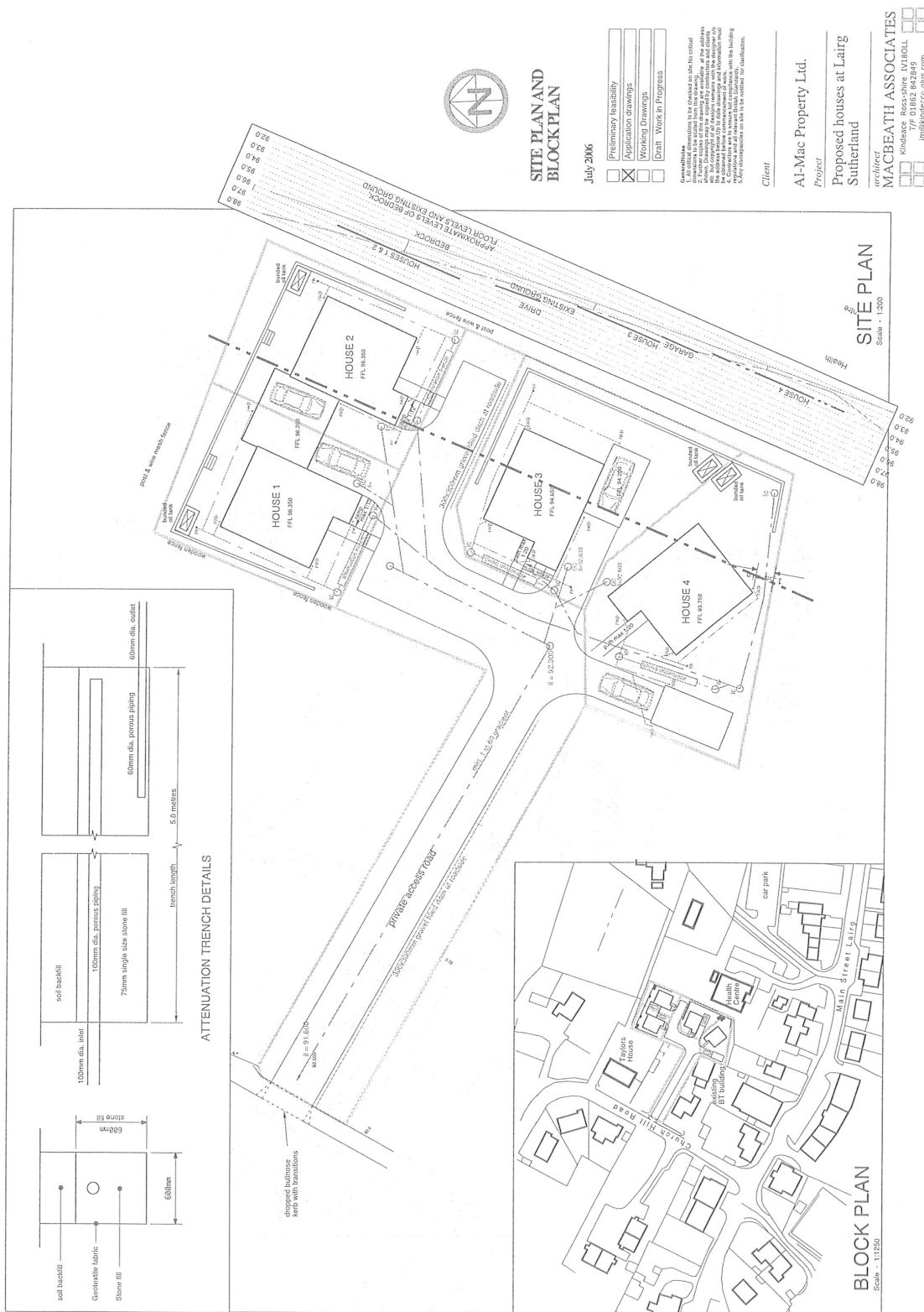
A.D. Associates, East End, 32 Main Street, Coaltown, Glenrothes, KY7 6HS.
OS MasterMap 1250/2500/10000 scale
Sunday, January 19, 2020, ID: M4P-00853775
www.nicolsondigital.com

1:1250 scale print at A4, Centre: 258463 E, 906391 N

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VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD**:- 16a High Street, Alesch, Ross-shire, IV17 0PS.
Telephone:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook .
HANNAH HOMES ESTATE & LETTING AGENTS LTD give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their, accuracy is not warranted or guaranteed. Intending purchasers should not rely on them but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.