



McEwan Fraser Legal

Solicitors & Estate Agents

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Plots at Rockview

HELMSDALE, KW8 6LF

Helmsdale

This attractive plot of land is located in a popular residential area of Helmsdale, which is situated at the mouth of the river that gives the village its name. The River Helmsdale is famed worldwide for its superb sports fishing with villagers being entitled to fish the river for £35 per year. The village dates from the time of the Highland Clearances and was originally built as a fishing port to provide work for the inhabitants of the local straths and glens who suffered hardship at that time. Over the years it has developed into a very cosmopolitan settlement offering facilities far beyond its size. Pubs and restaurants jostle with a variety of other shops to provide life's necessities in a convenient hub with

the village also having its own railway station on the Far North Line between Inverness and Wick.

There is a thriving community partnership which is constantly looking at ways to improve local amenities. A scenic nine-hole golf course is located in the village, with better-known 18-hole courses such as the world famous Royal Dornoch links within easy driving distance by car.

The village has benefited from recent road improvements on the A9 trunk road making the road journey to Inverness approximately an hour and a half. Inverness, the capital of The Highlands, provides all

the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, Inverness provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands, without a doubt, provide fabulous opportunities for outdoor activities with the ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, boasting some of the most beautiful beaches and mountains in Scotland.



“famed *worldwide* for its *superb* sports fishing with villagers”

Plot 5 at Rockview

McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this large corner plot located on a site adjacent to a popular residential area in the attractive coastal village of Helmsdale. This plot is one of three that may all be available for purchase together.

The plot covers an area of 0.12 acres (0.48 hectares) and comes with outline

planning permission Reference Number: 12/00444/FUL for a detached dwelling house in a beautiful location. Mains water, electricity and mains drainage are all available on site.

This land is only a short walk from the village shops and is positioned ideally for a lovely family home.

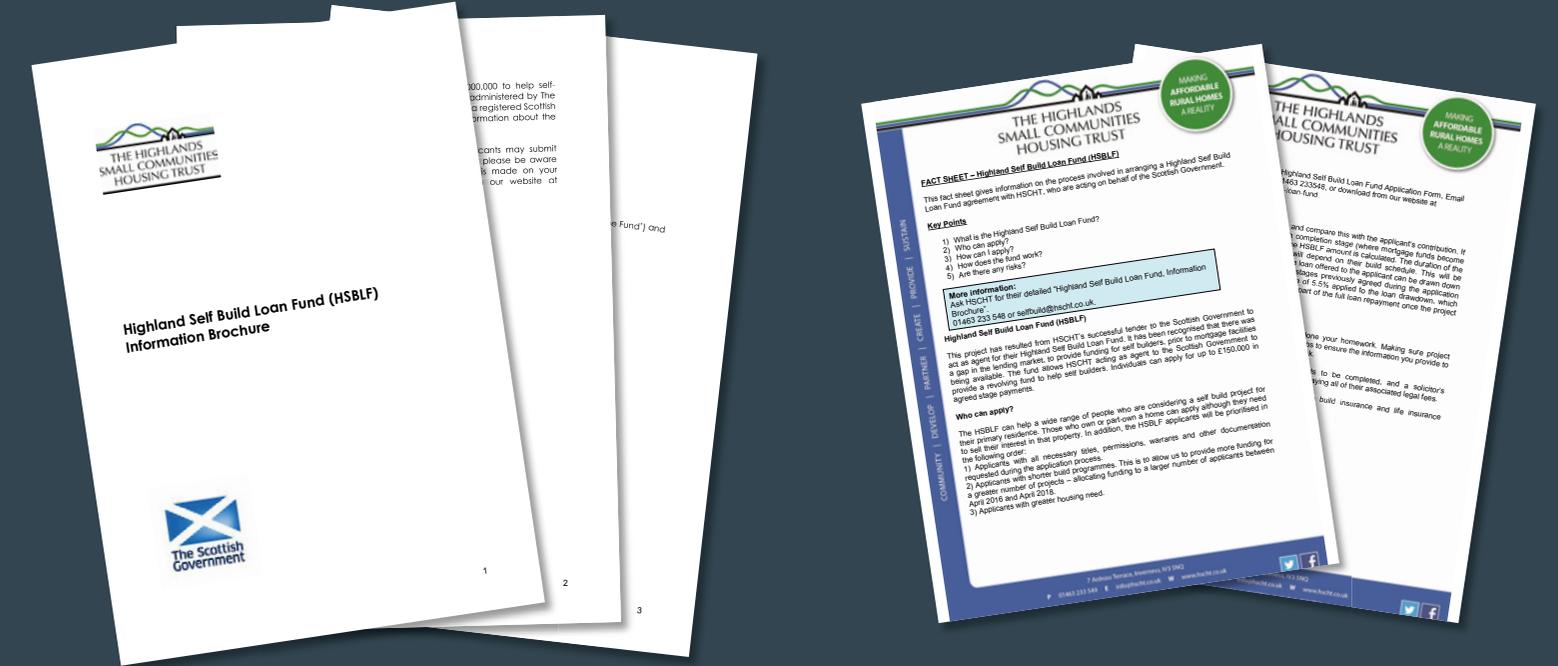


“a popular residential area in the

attractive coastal village of Helmsdale”



Assistance - The Self Build Initiative Fund



The Highland Self Building Initiative Fund is designed to help applicants reach the completion stage of their build projects, at which point they should be able to access a mortgage from the likes of a high street lender or other. The loan is then repaid by this mortgage, and the applicant goes on to pay off their mortgage as they would should they have bought a house on the open market. This allows the self-builder to pay for the plot at the end of their build rather than at the outset or their project to aid cash flow. Evidence of repayment is required for both the Highland Self Build Initiative Fund. Fees apply.

For further details or to make an application, please contact michael.chisholm@hscht.co.uk



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer