

Land at Tulloch Hill

BONAR BRIDGE, ARDGAY, IV24 3AS



The Plot of land

An exceptional opportunity to acquire a generous plot of land extending to approximately 0.34 hectares (0.86 acres), with full planning consent for three detached homes, set within the breathtaking landscape of Tulloch Hill, Bonar Bridge. Full Planning Permission for the Erection of 3 Dwellings was approved on 09.05.24 and is valid for three years until 08.05.27 (Ref: 24/00869/FUL | Erection of 3 dwellings | Land 150M SE of Tigh Na Torr Tulloch, Bonar Bridge).

The site enjoys uninterrupted, panoramic views over the Kyle of Sutherland, the Dornoch Firth, and the River Carron as it winds its way between the hills towards the distant twin peaks of Carn Bhran and Carn Sallachaidh.





LAND AT TULLOCH HILL - BONAR BRIDGE, ARDGAY



Image by www.detail.co.uk from Planning Consent: 24/00869/FUL

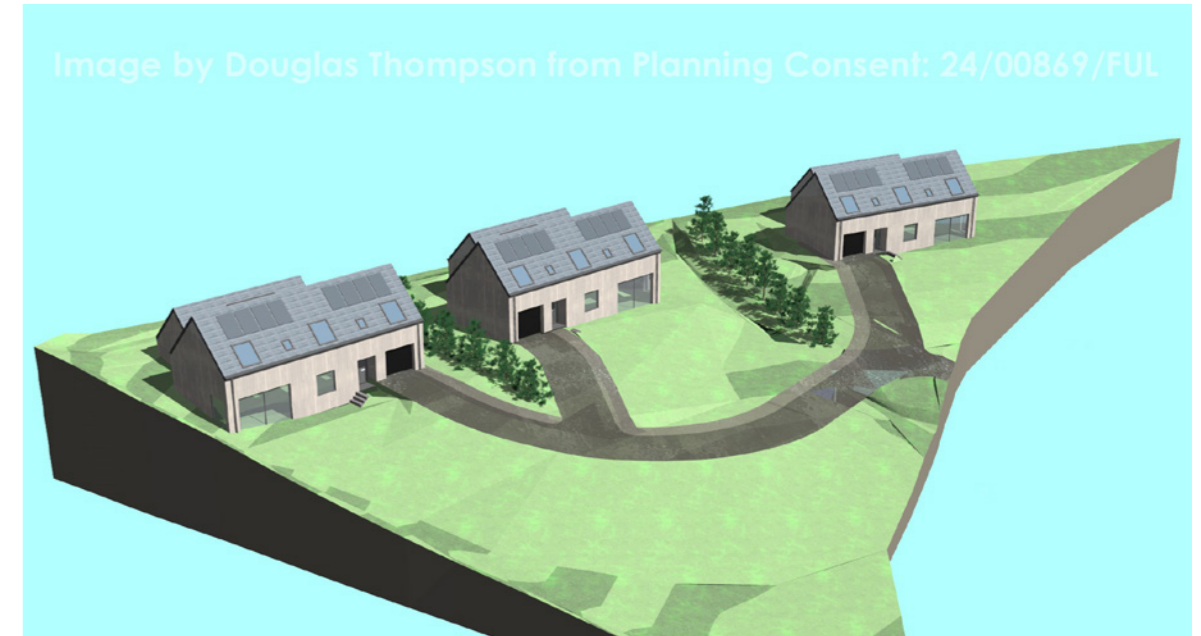


The location offers a unique combination of wild Highland solitude and convenient access to village amenities, with the local shop and pub just a 12 minute walk away.

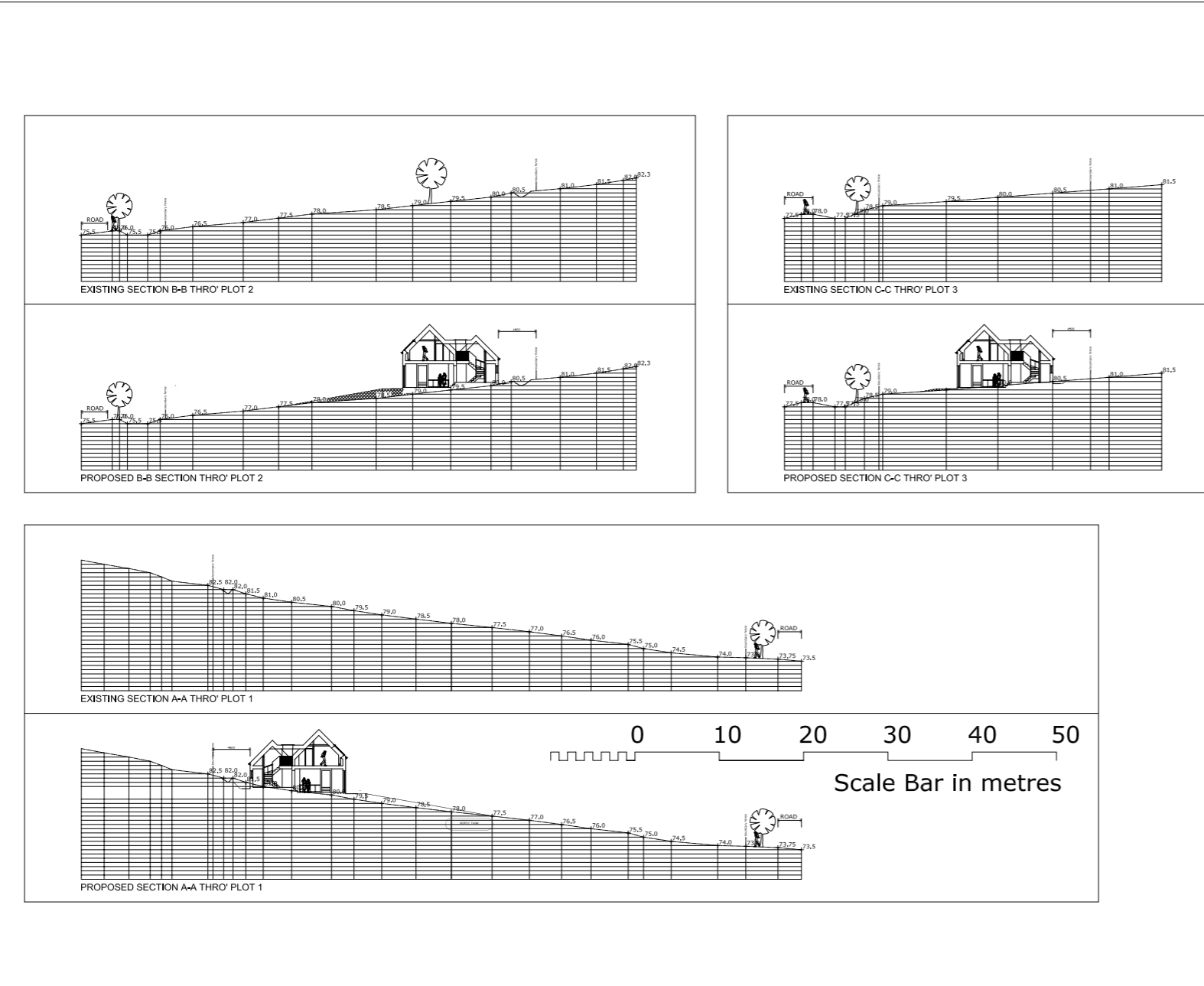
Access to the development will be via a private road shared by the three plots. There are mains water and electricity supplies within the vicinity of the plot. Potential purchasers would be required to make their own enquiries with the relevant service providers regarding current capacities/connection routes.

There is also the flexibility to purchase individual plots if preferred. This is a rare chance to create bespoke homes in a setting renowned for its natural beauty and tranquillity, where the scenery itself provides an ever changing backdrop to daily life.









(PLANNING)

PROJECT: NEWBOLD HOUSES AT TULLOCH HILL ALLY ROAD/A FORTH BONNAR BRIDGE

TITLE: SITE CROSS SECTIONS AS EXISTING & PROPOSED

DRAWN BY: DT

SCALE: 1:200 @ A1

DATE: 04/03/2024

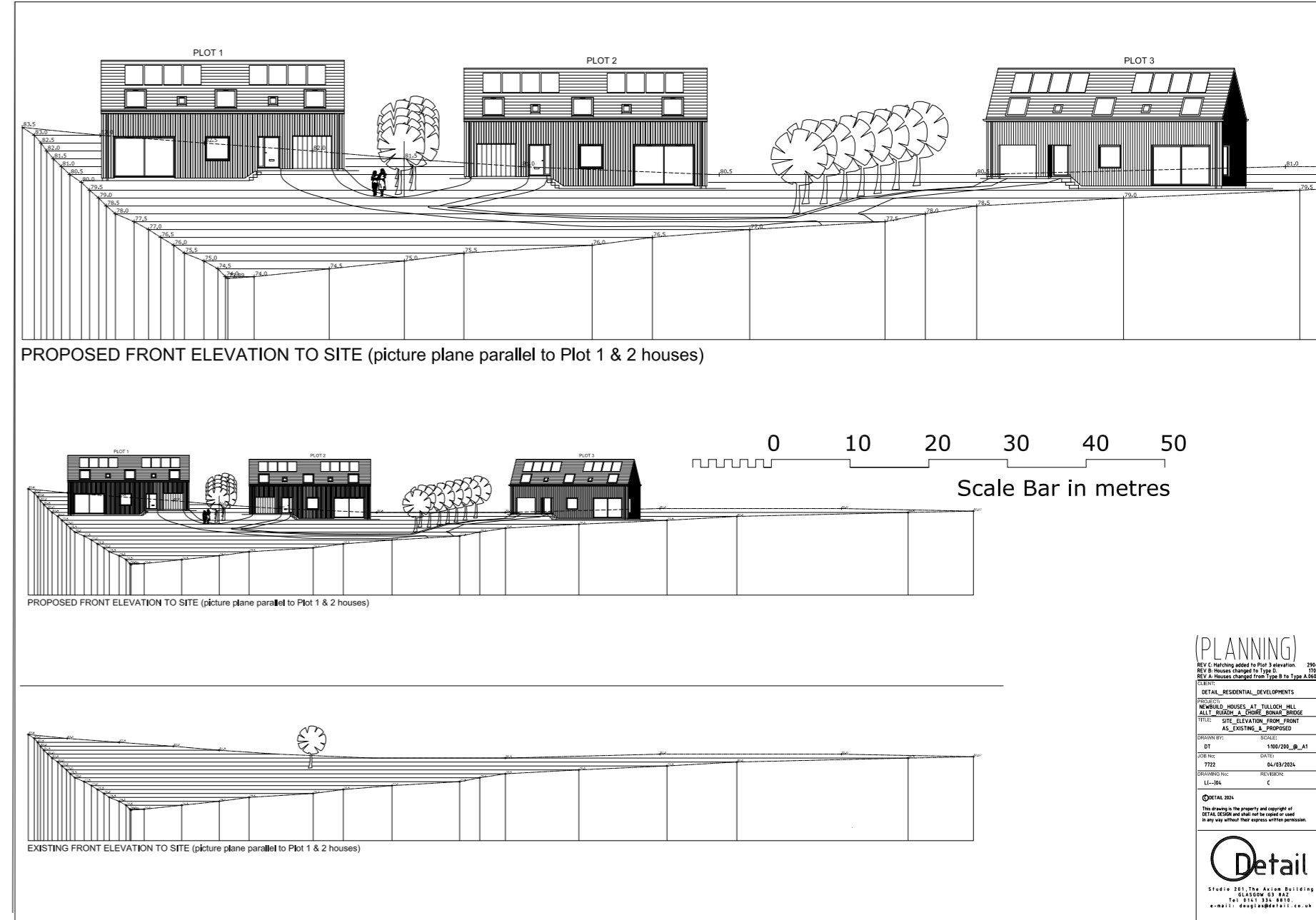
REVISION: B

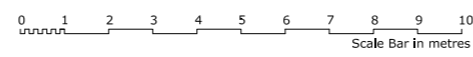
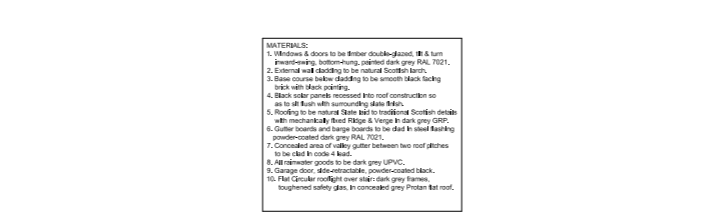
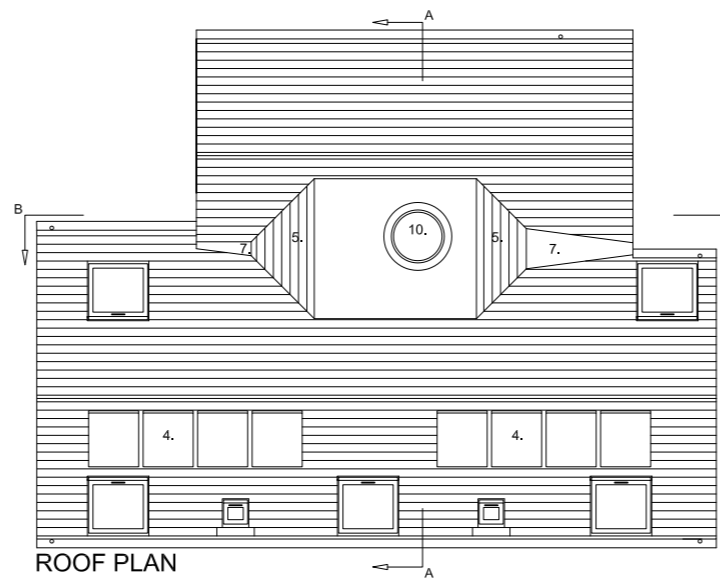
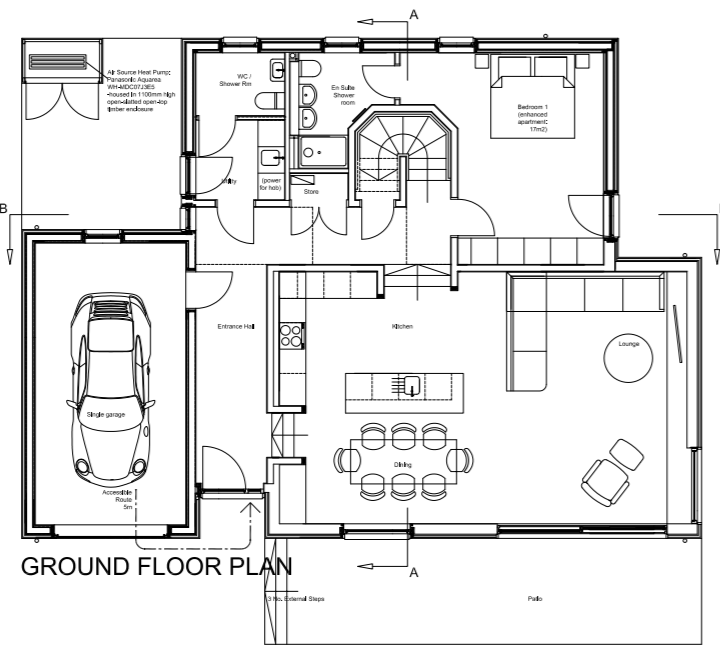
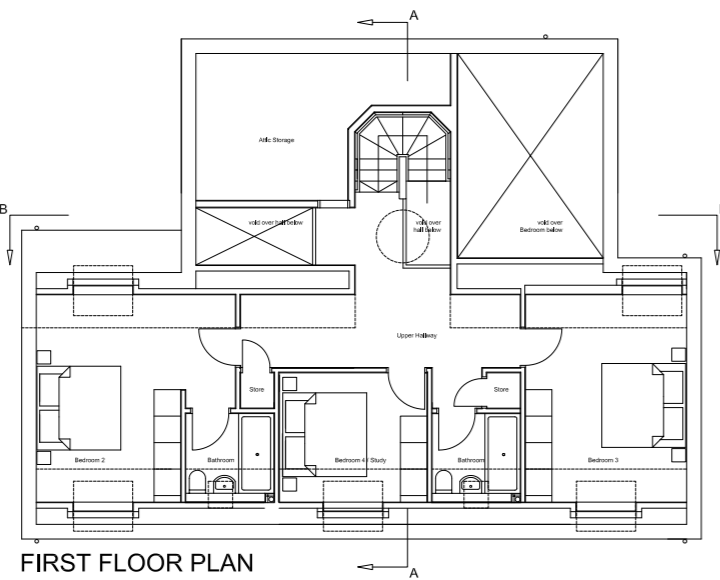
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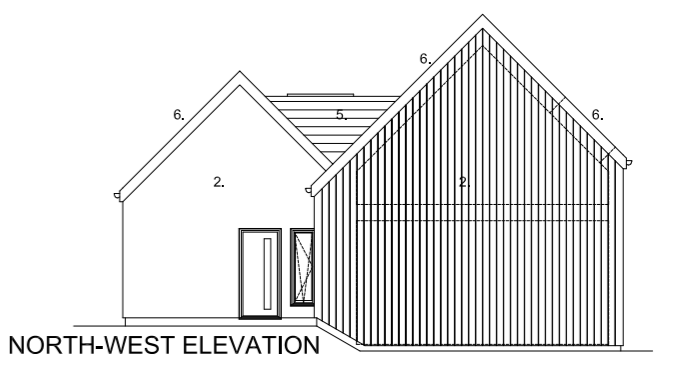
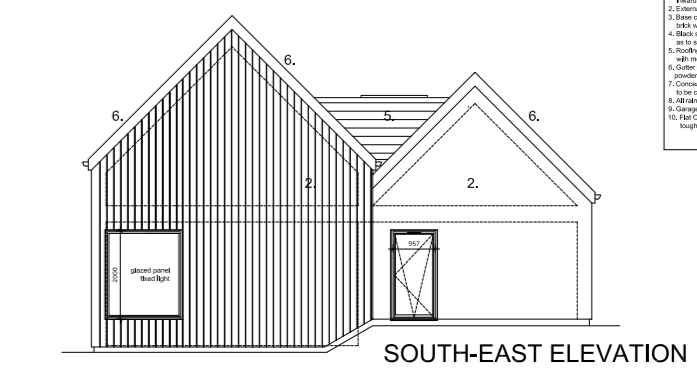
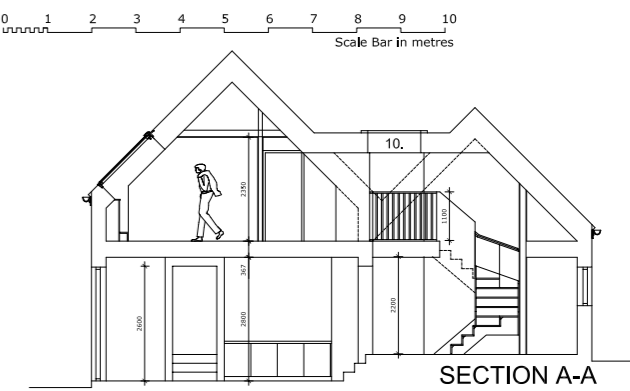
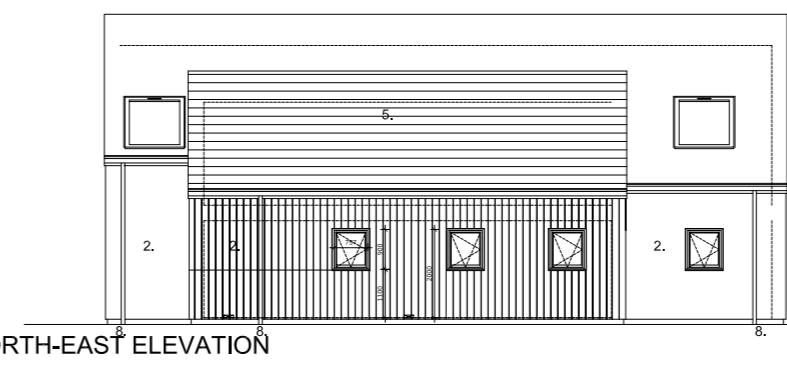
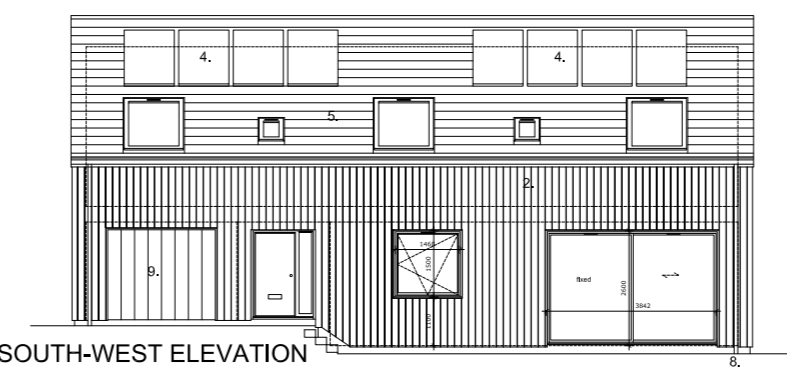
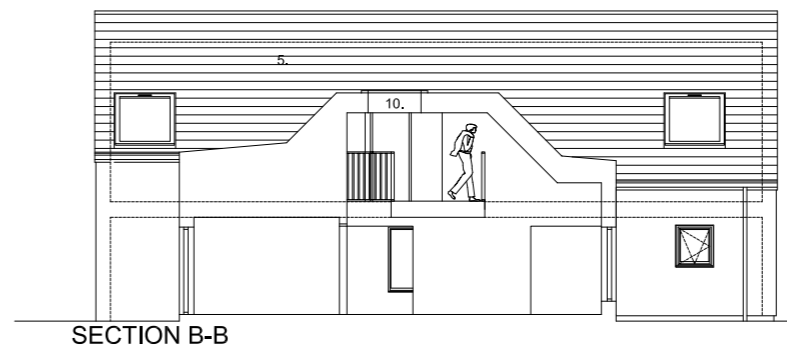
(Planning)

REV B: Changed to new '02' House Type. 16/03/24
 REV A: Air source Heat Pump added. 03/03/24

CLIENT: DETAIL, RESIDENTIAL DEVELOPMENTS
 PROJECT: NEWBORN HOUSES AT TULLOCH HILL ALLY ROAD/A CHURCH BONAR BRIDGE
 TITLE: PLOTS 2 & 3, HOUSE TYPE '02' PLANS
 DRAWN BY: DT
 DATE: 16/03/24
 JOB NO: 7722
 DATE: 04/03/2024
 DRAWING NO: LL-1020
 REVIEWER: B

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- MATERIALS:
- Windows & doors to be timber double-glazed, 16 & turn inward-opening, bottom-hung, uPVC, dark grey RAL 7021.
 - External wall cladding to be natural Scottish larch.
 - Stone course below cladding to be smooth black facing brick with black pointing.
 - Black water paralls recessed into roof construction so as to sit flush with surrounding dark grey.
 - Roofing to be natural Stone but to traditional Scottish details with mechanically fixed Ridge & Vents in dark grey GIPS.
 - Outlet boards and barge boards to be dark in steel flanking powder-coated dark grey RAL 7021.
 - Concealed area of valley gutter between two roof pitches to be clad in dark grey.
 - All rainwater goods to be dark grey UPVC.
 - Garage door: aluminium, powder-coated black.
 - Flat Circular rooflight over stair dark grey frames, toughened safety glass, in concealed grey Proton flat roof.

(Planning)

REV A: Changed to new '02' House Type. 16/03/24

CLIENT: DETAIL, RESIDENTIAL DEVELOPMENTS
 PROJECT: NEWBORN HOUSES AT TULLOCH HILL ALLY ROAD/A CHURCH BONAR BRIDGE
 TITLE: PLOTS 2 & 3, HOUSE TYPE '02' ELEVATIONS
 DRAWN BY: DT
 DATE: 16/03/24
 JOB NO: 7722
 DATE: 04/03/2024
 DRAWING NO: LL-1021
 REVIEWER: A

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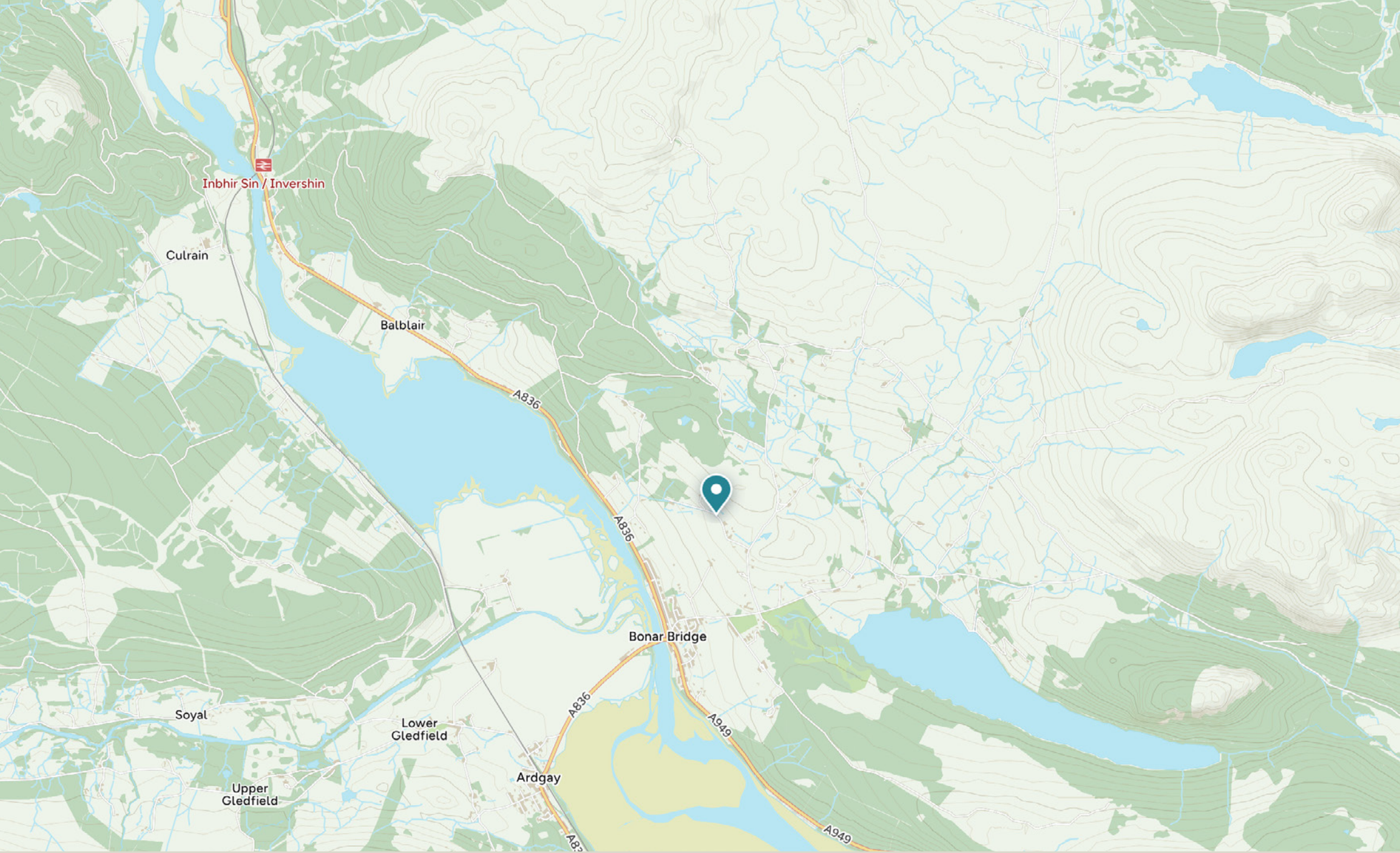
Bonar Bridge is a welcoming Highland village set where the Kyle of Sutherland meets the Dornoch Firth and the River Carron. Surrounded by forests, hills and open countryside, the area is renowned for its outstanding natural beauty and relaxed Highland lifestyle. The nearby rivers and firths are well known for salmon fishing, while the surrounding landscape offers excellent opportunities for walking, cycling, wildlife watching and other outdoor pursuits.

Despite its peaceful rural setting, Bonar Bridge provides a range of everyday amenities including a village shop, post office, hotel and a popular local pub. The village also has a primary school, while secondary education is available nearby at Dornoch Academy, which serves the wider area.

The historic town of Dornoch lies approximately 15 miles away and offers a wider range of shops, cafés and restaurants, along with the internationally renowned Royal Dornoch Golf Club and beautiful sandy beaches. The town of Tain is also within easy reach and provides supermarkets, medical services, banking facilities and additional schooling options.

Transport links connect the area well with the rest of the Highlands and beyond. The nearby A9 provides road access north and south along the east coast, linking to Inverness, which is approximately one hour away by car. Inverness offers extensive shopping, healthcare facilities and rail connections, as well as Inverness Airport with regular flights to major UK cities. Rail services are also available from stations at Ardgay and Tain, providing connections to Inverness and further south.





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