



Georgesons  
Estate Agents

## Development Property

### **22 acre woodland coastal site with planning permission for 6 bedroom house, Tarrel Farm, Portmahomack**



#### **The Property**

This building plot is situated in an area of mature woodland, providing privacy and shelter, and extending in all to 22 acres or thereby. Any dwelling house erected on the plot would be in an enviable location with panoramic views over the Moray Firth to the south and to the Sutherland hills to the north. There is full Planning Consent for the erection of a six bedroom house with integral swimming pool and two car garage, though the Planning Department may look favourably on a different or smaller house type being constructed on the plot. The mature woodland would provide an adequate store of firewood for many years to come and there is a current felling licence to allow the thinning of the trees within the woodland.

#### **The Area**

Tarrel is a scattered community set in the picturesque countryside of Easter Ross, approximately 1½ miles from the village of Portmahomack, a small fishing village situated in an idyllic location on the Tarbat Peninsula. Tarbat Ness Lighthouse, one of the tallest lighthouses in Britain, is about three miles from the village. Located in the village itself are the Old Tarbat Parish Church house and the Tarbat Discovery Centre which is designed to provide visitors with an insight into the area's pictish past: complete with a life-size bronze of a Pictish Queen outside. The village is situated on a sandy bay and has a small harbour. The harbour is home to a small number of fishing boats and is also popular with leisure craft. Portmahomack lies inside the Moray Firth Special Area of Conservation with the associated dolphin and whale watching activity. The village has a primary school, golf course, hotel, a number of places to eat and shop with a sub-post office. The nearest town with full services is Tain lying approximately seven miles to the west. A number of leisure pursuits can be enjoyed in the area.



**Services** - Mains water and BT cable on site. Scottish power connection point, NE edge of Plot.

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**Postcode** – IV20 1SL

**Price** – Offers Over £180,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**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.

**Georgesons Estate Agency Ltd**

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