



Building Plot at Ussie Mills, Hood Street, Maryburgh, Ross-shire, IV7 8EB

Offers Over £95,000

Building plot with planning permission in principle for the Erection of a house 40m west of Maryburgh Cottage, Hood Street, Maryburgh. Services nearby.

The extent of the flat area of the plot is approximately 0.5 acre. Another 0.3 acre of rough sloped ground is available for an additional £25,000

This is an ideal opportunity for a property developer or builder.



Smarter property search



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REF 12  
HSPC 61282



Ussie Mills is an attractive site at the western side of Hood Street at the junction with Birch Drive and is situated beside farm land in a secluded spot which overlooks hills. Maryburgh is approximately 14 miles to the north west of Inverness just off the A835 trunk road and the Maryburgh Roundabout and Dingwall is just one mile to the north east making the site an easy commute to both. Regular bus services are available from the village to Inverness and Dingwall and rail links are available at both Conon Bridge and Dingwall. Facilities in the village include a popular pub and restaurant and convenience store. There are miles of pleasant woodland walks in the area on the nearby Brahn Estate. Primary schooling is available in Conon Bridge, with the older children attending Dingwall Academy for which transport is provided.



The full extent of the plot is outlined in red on the plan but the site has been pegged out on the ground to separate the two areas into approx. 0.5 and 0.3 acre.

### The planning reference is 24/01756/PIP

Directions: From the Maryburgh Roundabout take the first right at the war memorial into Hood Street, when you get to the end of Hood Street continue straight as if you were going to Birch Drive, there is a row of trees to the right and a gate into the field, the site is to the right of the gate. There may be livestock in the field so please close the gate when entering and leaving.



What3words location: [///hope.breathing.fake](https://www.what3words.com/#!/en/0q3g-0q3g-0q3g)



To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).



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