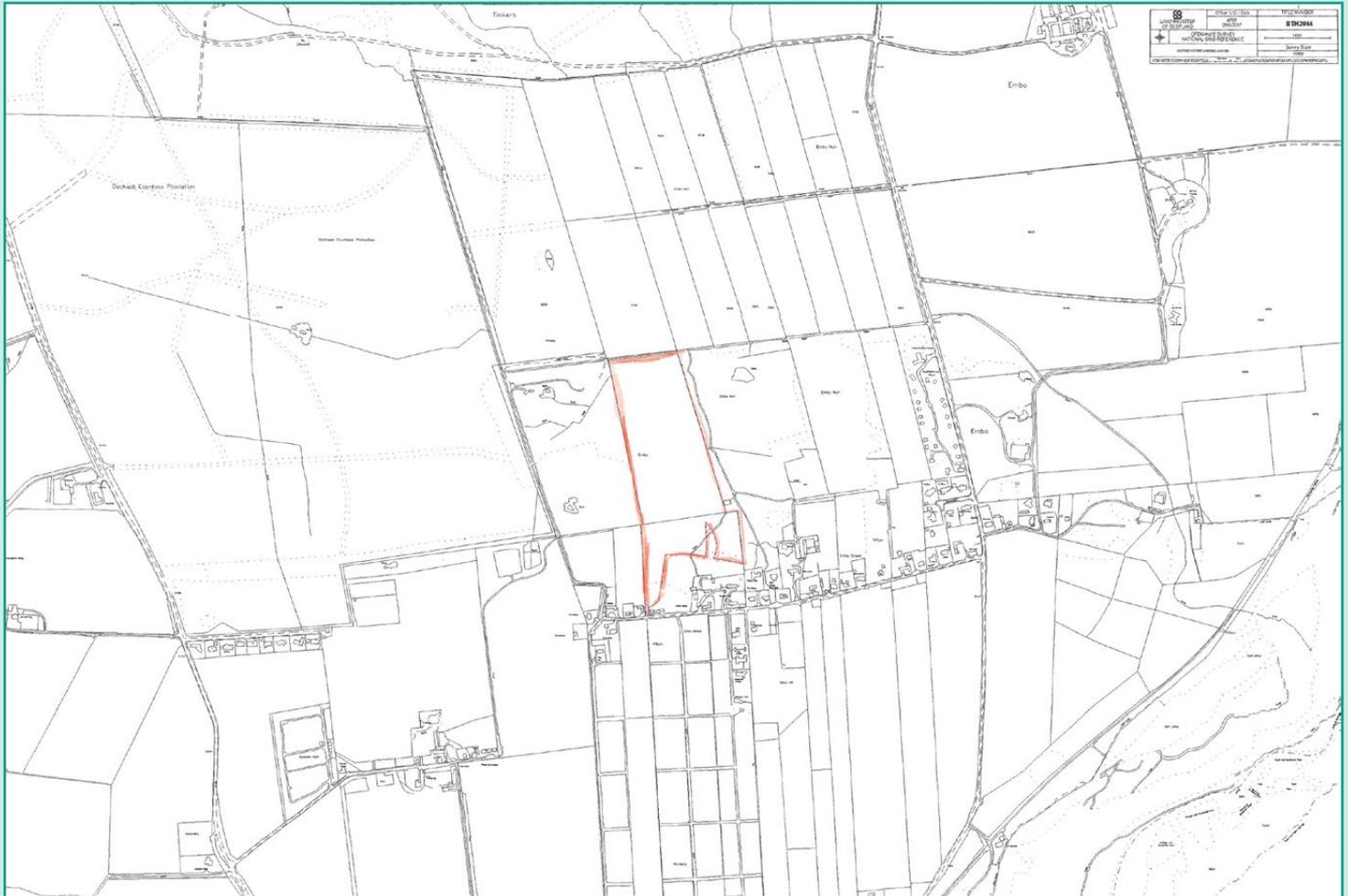




Woodland For Sale, Embo Street, Dornoch, Sutherland, IV25 3PW

Offers over £100,000



An opportunity to purchase woodland comprising 7.9 hectares (19 acres) of mixed conifers and broadleaves. Formerly a Forestry commission nursery, there is vehicular access from Embo Street and there is a concrete floored wooden shed near the entrance to the wood. There are 7 plantations within the woodland, 2

planted with Scots pine around 1975, 2 planted with Sitka Spruce and Lodgepole pine around 1995, 1 planted with Lodgepole pine and 1 mixed conifer plantation, both planted around 1975, and a small broadleaved plantation, mostly birch. The current owner has selectively thinned areas of Scots pine and

Lodgepole pine over the last 10 years, and currently has felling permission to continue such thinning. Although currently used as an amenity woodland, with some timber extraction, there could be opportunity for further development for a dwelling house or woodland pods, given the appropriate permissions.

LOCATION

Embo Street is approximately 1 mile from the centre of Dornoch – an attractive historic Cathedral town with the 400 year old Royal Dornoch Golf Course ranking amongst the top courses in the world. The Cathedral town of Dornoch enjoys a temperate climate and is a popular holiday destination for families and golfers. Renowned for its world famous Links Course at The Royal Dornoch Golf Club, it also enjoys an award winning beach and offers a range of shops, Primary and Secondary schools and a College of Further & Higher Education. There is a local Medical Centre and Dental Practice. Dornoch has easy access to the A9 and The Highland Capital City of Inverness is located approximately 45 miles to the south. Inverness offers a wide range of services and shops as well as excellent transport links.

AREA

The area extends to approximately 7.9 hectares (19 acres) or thereby.

ACCESS

Entrance into the woodland is off Embo Street.

VIEWING

Please contact Arthur & Carmichael Property Department on 01862-810202

PRICE

Offers over £100,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.





These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

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