

PLOTS FOR SALE

Elizabeth Crescent, Dornoch, IV25 3NN

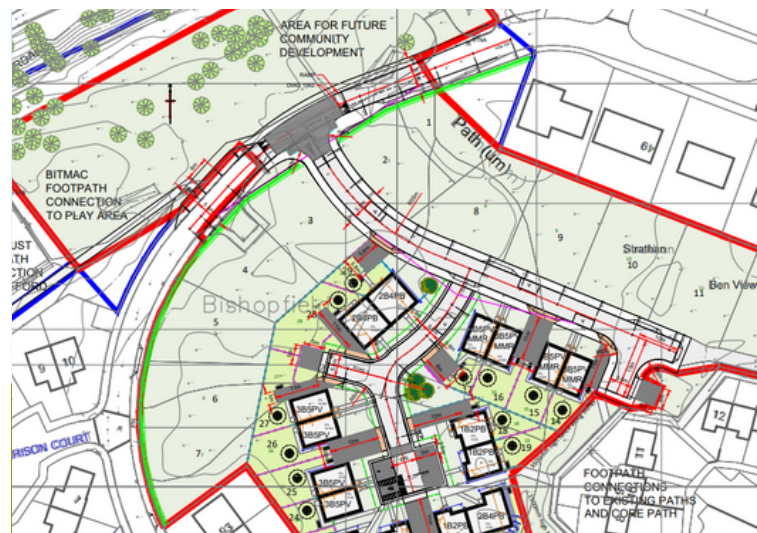
MARKETED ON BEHALF OF DORNOCH & DISTRICT COMMUNITY ASSOCIATION

- FIVE PLOTS FOR SALE EACH AT £25,000* •
- PLANNING IN PRINCIPLE FOR 2-STOREY HOME ON EACH PLOT •
- QUIET LOCATION ON RESIDENTIAL STREET •
- CLOSE TO SERVICES & AMENITIES IN DORNOCH •
- APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED •

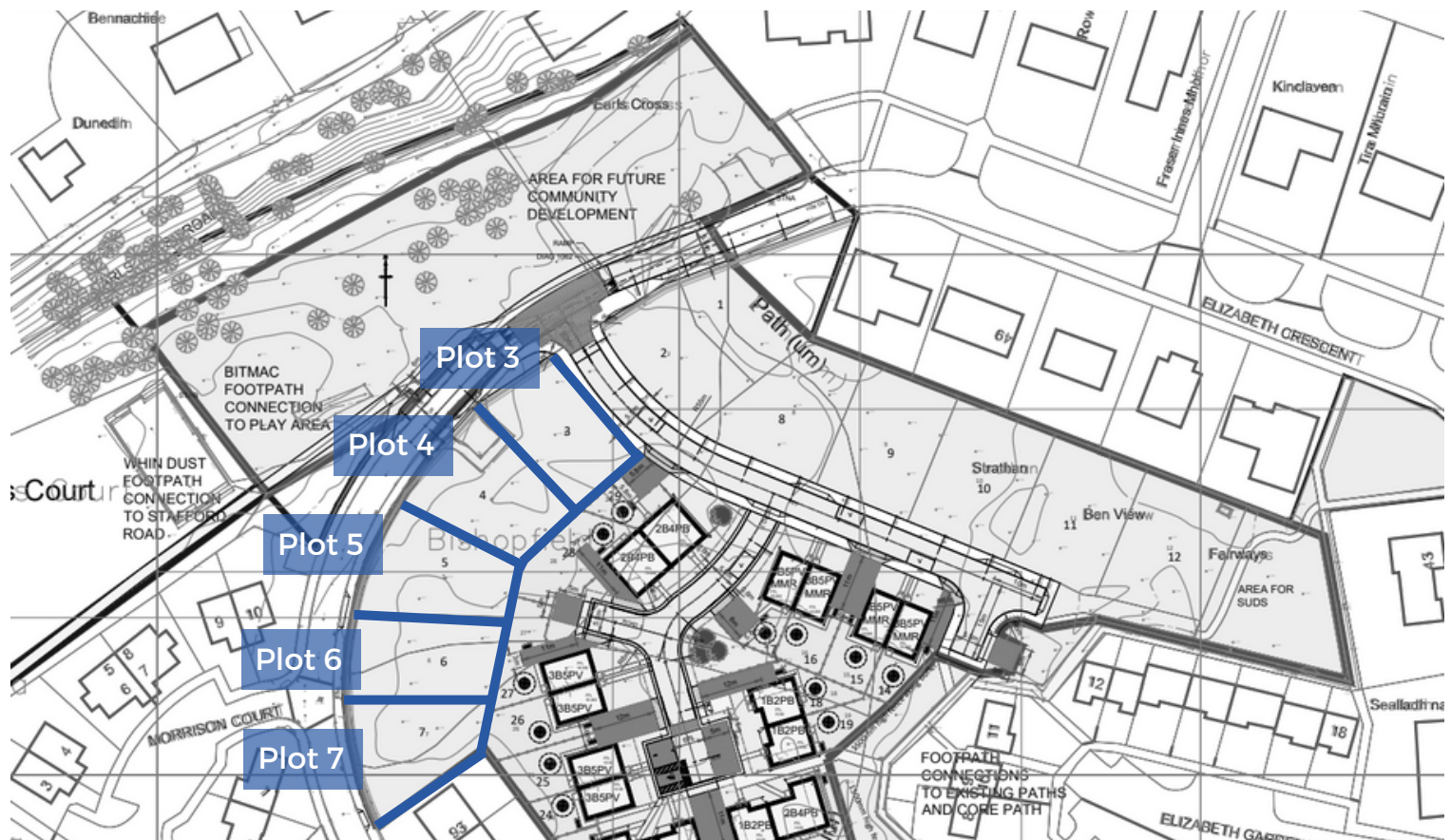
*Rural Housing Burden applies; see below or www.chtrust.co.uk for details



**FOR SALE
AT
£25,000!**



PLOTS DESCRIPTION



The five plots (Plots 3 to 7 on the plan) lie on Elizabeth Crescent in Dornoch, a residential street 10 minutes' walk to the centre of Dornoch, with its amenities of shops, health centre and primary school. The plots look onto an area of woodland, currently subject to a planning application (22/01452/FUL).

There is planning in principle on each plot; plot purchasers must apply for full planning permission in accordance with the design guide (on website), which states each home may be up to 2 storeys, with a maximum size of 20% of the plot area. Services: water, sewerage, electric and phone are installed adjacent to plot boundary; plot purchasers to apply for connections.

Download an application form to apply for any of these plots at:

www.chtrust.co.uk/self-build-plots

GET IN TOUCH

For more information contact the Communities Housing Trust:

Telephone: 01463 233549

Email: info@chtrust.co.uk

Website: www.chtrust.co.uk

Plot 3



16m east x 25m north x 27m south x 17m west
0.049 hectares approx.

Plot 6



15m east x 29m north x 27m south x 15m west
0.048 hectares approx.

Plot 4



14m east x 27m north x 25m south x 23m west
0.052 hectares approx.

Plot 7



9.5m east x 26m north x 24m south x 25m west
0.046 hectares approx.

Plot 5



10m east x 25m north x 29m south x 21m west
0.046 hectares approx.

View short video clips of each plot, and
download an application form at:
www.chtrust.co.uk/self-build-plots

Please note all boundary measurements
are approximate.

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RURAL HOUSING BURDEN

The plot will be sold with a Rural Housing Burden attached to the title

WHAT IS A RURAL HOUSING BURDEN?

The Rural Housing Burden is a direct result of work carried out by Communities Housing Trust (CHT) to promote and enable affordable home ownership in rural communities. It is a Title Condition that applies to all homes and plots sold at the discounted price.



The property owner will have 100% ownership of the property.

HOW IT WORKS:

%

An agreed discount percentage from the open market value is offered to the first purchaser, and a discount from market value will apply to any future sale of the property. This is known as a resale price covenant



There is a right of pre-emption. This means that CHT has the first right to buy back the property when it is offered for sale.



There is a personal bond between CHT and the owner, which means the property must be the owner's sole and principle residency and not used as a second or holiday home.