



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

Croft 26 Strath, Gairloch IV21 2DA



DESCRIPTION

Offered for sale is the owner occupied croft of 26 Strath which extends to 1.4 acres (0.56 ha). The croft is bare land croft land comprising mainly rough grazing and is located on a stunning coastal position looking west out to the Minch. Pre planning advice has been given by the Highland Council which is supportive of the erection of a single house on the croft, located on the south side of the tarred access road.

LOCATION

The building plot is located within a small development of individually designed homes in Smithstown, which sits between Strath and Lonemore. Smithstown lies very close to the popular coastal village centre of Strath, in the district of Gairloch. Nearby is a sandy beach at Big Sand and within a short drive up the peninsula is the stunning Rubha Reidh point and light house. The nearest local amenities are in the village of Gairloch within half a mile to the south and the local primary and secondary schools are less than a mile away. The

capital of the Highlands, Inverness is approximately one hour and twenty minutes' drive. This area has always been a renowned tourist destination, made all the more popular in recent years by the North Coast 500 trail.

GRANTS & CROFTING

The land offered for sale is a registered owner occupied croft. Potential purchasers should familiarise themselves with the requirements upon them as owner occupiers of a croft. The Croft is registered with the Crofting Commission under Register of Crofts number R1884 and in the Crofting Register, held by the Registers of Scotland, under number C2253. A map of the croft can be viewed here: <https://www.crofts.ros.gov.uk/register/viewcroft?ID=C2253>

Further information about crofting generally is available at crofting.scotland.gov.uk

SERVICES

The purchaser will require to install and connect the necessary utility services of a water supply, drainage system, electricity and telephone connections. The tarred road (U3738) forming part of the registered croft has been adopted by the local authority .

POSTCODE

IV21 2DA

DIRECTIONS

From the junction at the A832 at Gairloch post office, turn east onto the B8021, for approximately 1 mile. Approximately 0.1mile after crossing the cattle grid take the next right turn and then take the next right turn after that. The croft is located mainly on the south of the private shared road.

VIEWING

The croft is open and can be viewed readily without prior appointment.

LOCAL AREA

Gairloch – village shops, school, medical practice, churches, vet – 1 mile

Achnasheen – railway station – 29 miles

Dingwall – cattle market, shops, – 58 miles

Inverness- shops, district general hospital, airport – 71 miles

ENTRY

By mutual arrangement, although early entry is available.

NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

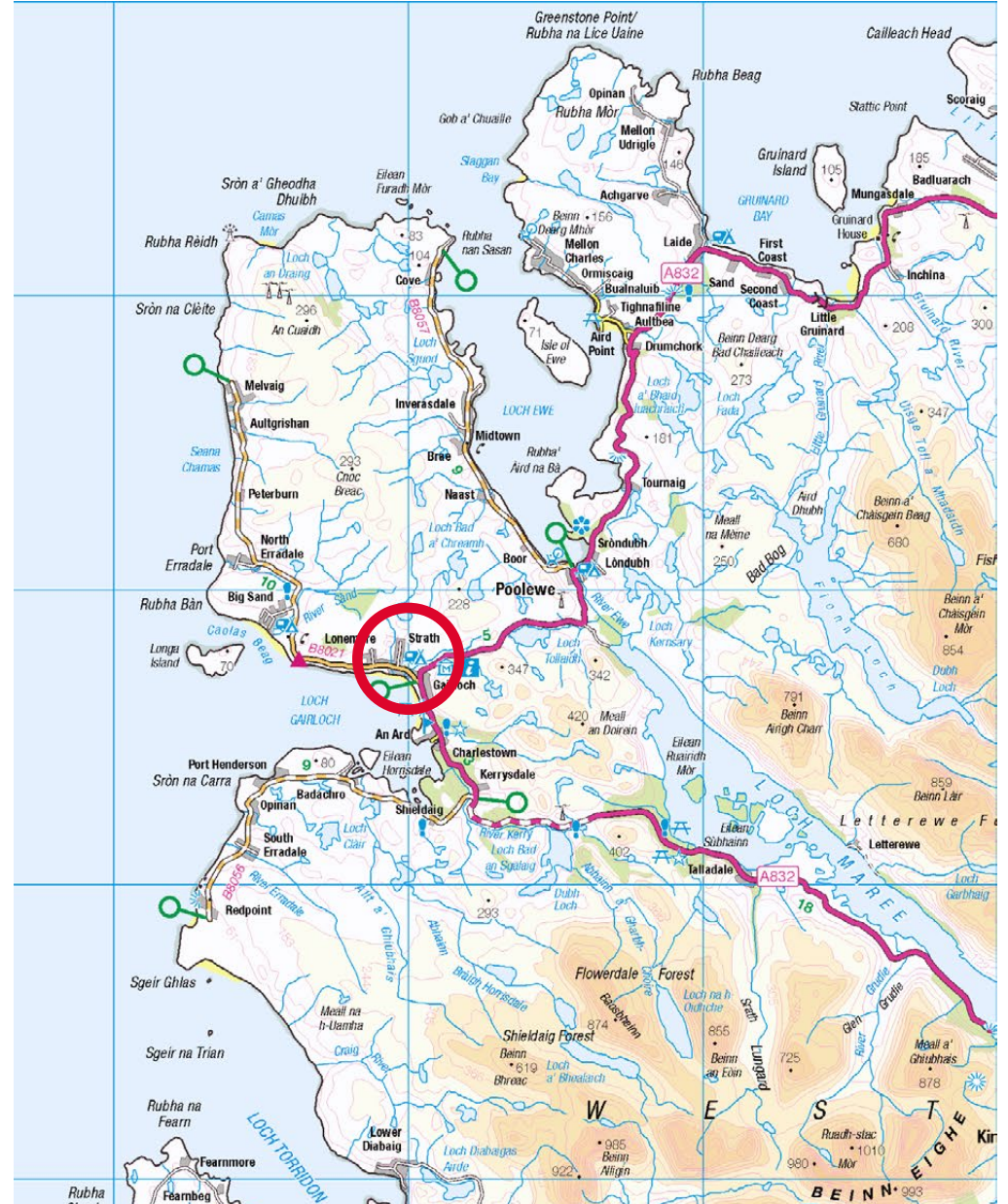
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DISCLAIMER

These particulars, although believed to be correct, are not guaranteed. Any photographs used are purely illustrative. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale. The locations of potential buildings on the croft shown on the plan are indicative only.





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