



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT 26 STRATH,
GAIRLOCH IV21 2DA**



DESCRIPTION

A building plot extending to 0.35 acres (0.145 ha) in a beautiful, rural location nearby to the village centre of Strath, Gairloch. Access to the level site is from an adopted road.

LOCATION

The building plot is located within a small development of individually designed homes in Smithstown. 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.

SERVICES

Water is via a mains supply is on site as is the electricity connection. The purchaser will be responsible for the provision of a telephone connection and will require to connect into the mains sewer for drainage.

PLANNING CONSENT, BUILDING WARRANT AND DECROFTING

Detailed Planning Consent principle was issued by Highland Council on 21 October 2020 under reference 20/03583/FUL for the development of one and a half storey house. Building warrant under reference 21/00276/DOM2 was issued on 15 February 2021. Both the planning consent and building warrant have now lapsed. The house site has been removed from crofting tenure by means of a decrofting direction issued on 25 July 2011.

POSTCODE

IV21 2DA

DIRECTIONS

From the junction at the A832 at Gairloch post office, turn east onto the B8021, for approximately 1 mile. Approximately 0.1 mile after crossing the cattle grid take the next right turn and then take the next right turn after that. Take the private shared road and after 110 metres the plot is on the left.

VIEWING

The plot 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.

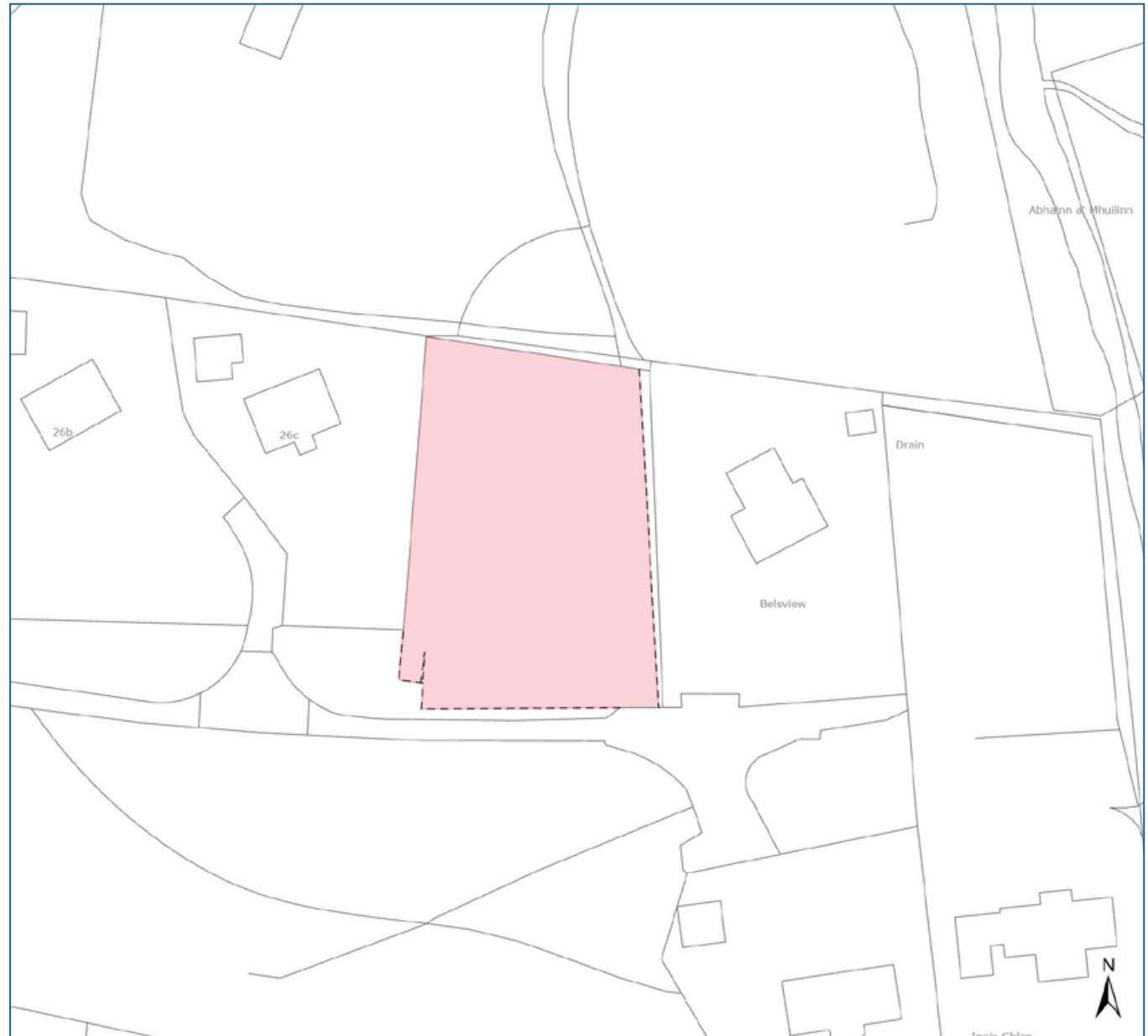
NEXT STEP

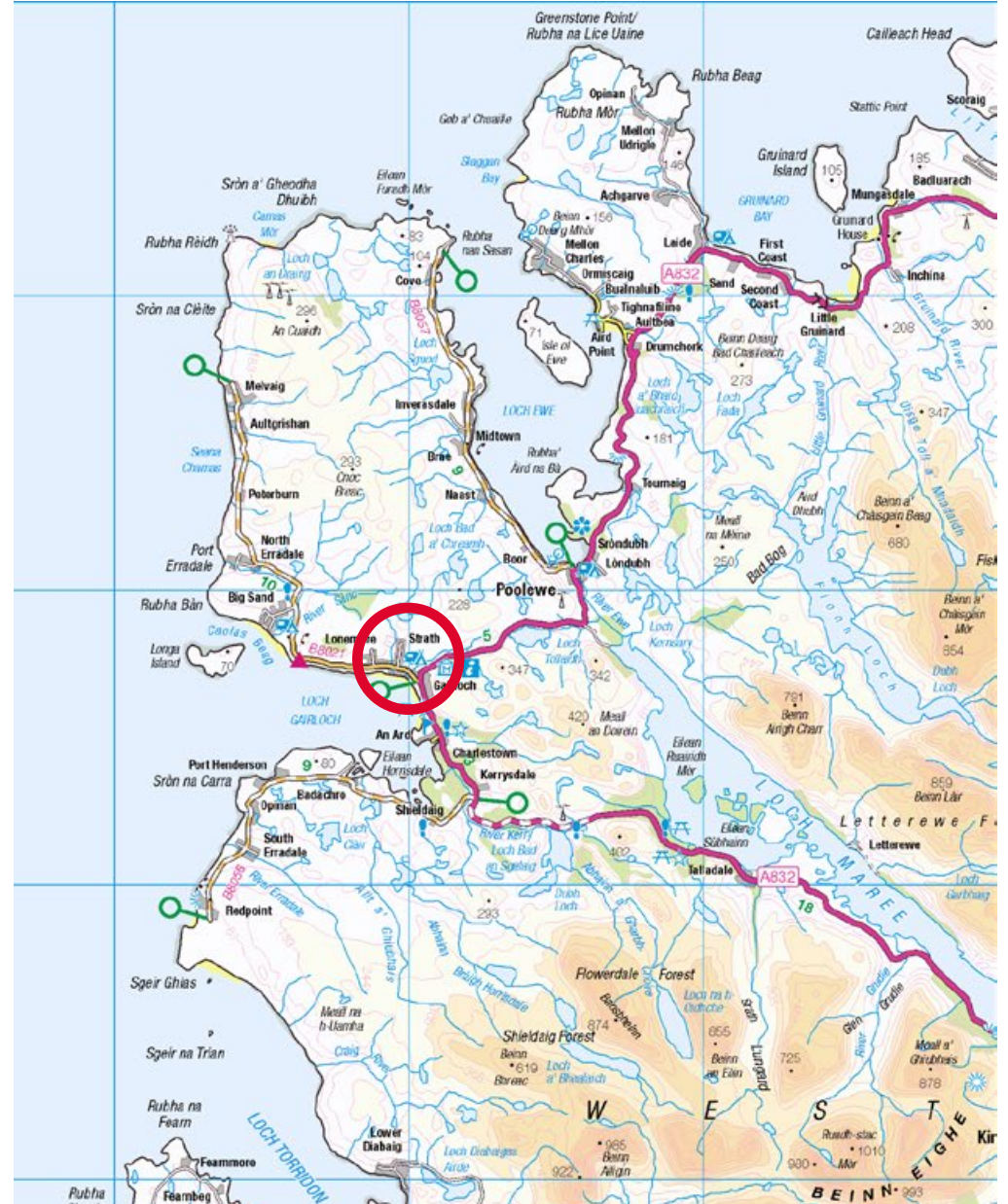
Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

REFERENCE: RMM.SMITH04 03

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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