



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**BUILDING PLOT AT CROFT 208 & 223 ALTANDHU,
ACHILTIBUIE ROSS-SHIRE IV26 2YR**



DESCRIPTION

A coastal building plot of approx. 0.42 acres / 0.17 hectares with spectacular sea views in an idyllic tranquil location. A shared private track to be formed by the Seller will provide access the plot. The plot is on gently sloping ground, lying between the township public road and the sea.

LOCATION

The building plot is located in the township of Altandhu, Achiltibuie, on the Coigach peninsula of Wester Ross where some of the most beautiful landscapes Scotland

has to offer are found. The area is part of the North West Highlands Geopark and is very popular with outdoor enthusiasts. Within a short walking distance is the nearby village bar/ restaurant and shop, and a village shop and community hall are within 2 miles at Achiltibuie where there is also a primary school. A supermarket and local medical centre are located in Ullapool, some 25 miles to the south. Inverness, the capital of the Highlands is 81 miles from the plot from where there are rail and air links.

SERVICES

Connections to the public water supply and mains electricity supply will be the responsibility of the Purchaser of the plot, as will the installation of a private drainage system by means of a septic tank and soakaway to serve the plot.

PLANNING CONSENT AND DECROFTING

Planning Consent in principle for the erection on the plot of a single or 1.5 storey dwellinghouse was issued by Highland Council on 2 August 2023 under reference 23/02361/PIP. Purchasers should note the planning consent obtained was for the development of the plot being advertised and an adjoining plot, which is not yet decrofted. The single plot presently being offered for sale was removed from Crofting tenure by means of a Decrofting Direction dated 6 September 2024, which was registered on the Crofting Register on 24 September 2024 – see

<https://www.crofts.ros.gov.uk/register/viewcroft?ID=C2685>

POSTCODE

IV26 2YR

DIRECTIONS

From Inverness take the A835 to Ullapool. Continue through Ullapool on the A835 until reaching the junction at Drumrunie, then take the road signposted for Achiltibuie. Continue on this road until reaching the Achnahaird T junction. Take the road to the right (west) signposted for Achnahaird / Altandhu / Reiff until reaching the coast at Altandhu. Continue on the road into Altandhu and the plot is on the right (seaward

side) immediately after the Old School House. The site is accessed via a gate off the township road and is marked by a for sale sign. Using the app what3words the location is “targeted.fines.slopes”.

LOCAL AREA

Altandhu – village shop/ bar ¼ mile
Achiltibuie – shop, community hall, school – 3 miles
Ullapool – supermarket, medical centre, harbour, secondary school – 25 miles
Inverness – shopping facilities , railway station, district general hospital – 81 miles
Inverness Airport – 88 miles

VIEWING

By appointment made with the marketing agents or by calling at the site.

ENTRY

Immediate entry is available.

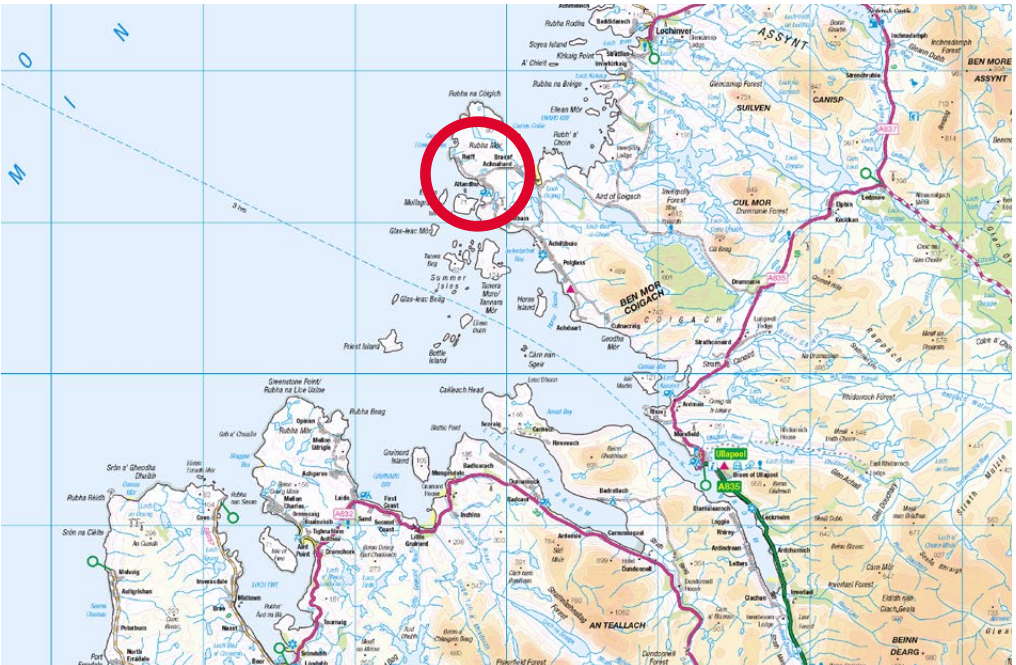
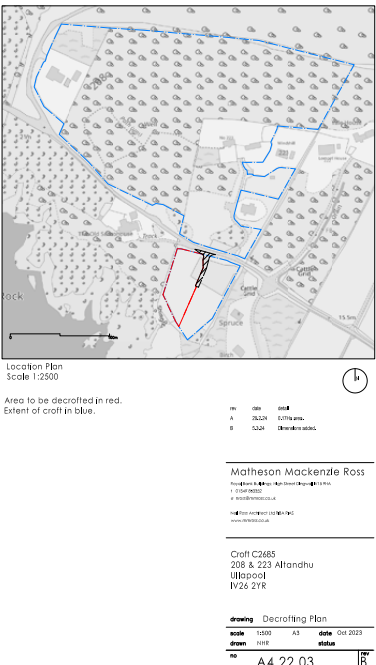
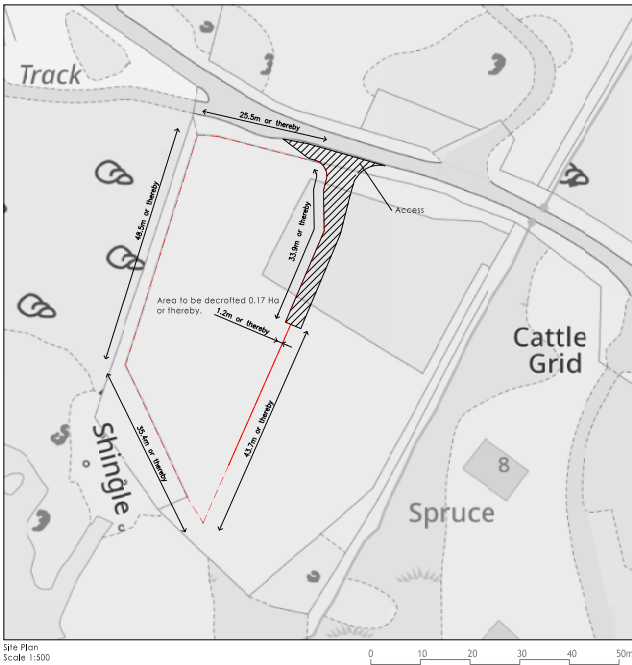
NEXT STEP

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 MACKS





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