

**Plot with Steading
At 15 South Erradale
Gairloch
IV21 2AU**



Opportunity to purchase a building plot with steading located in South Erradale near Gairloch. The plot extends to approximately 0.114 hectares/0.281 acres and has full planning permission in principle for the erection of a dwelling house. Mains water and electricity are believed to be on site with drainage being by the way of a septic tank that would need to be installed by the potential purchaser. (Planning expired 20th May 2015.)

HSPC Reference:49797

OFFERS IN THE REGION OF £70,000

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com

PROPERTY

Located in South Erradale near Gairloch enjoying views over surrounding countryside towards Beinn Eighe. This building which has full planning permission in principle for the erection of a dwelling house extends to approximately 0.114 hectares/ 0.281 acres. Situated on the plot is a stone steading and it is believed that the plot has both mains water and electricity. Drainage would be by the way of a septic tank that would need to be installed by the potential purchasers and further details of the planning permissions can be found via the e planning section on the Highland Council website. Planning Reference 12/00899/ful.

VIEWING

Any prospective purchasers are welcome to call at site at their own leisure.

ENTRY

By mutual agreement.

PLANNING REFERENCE NUMBER

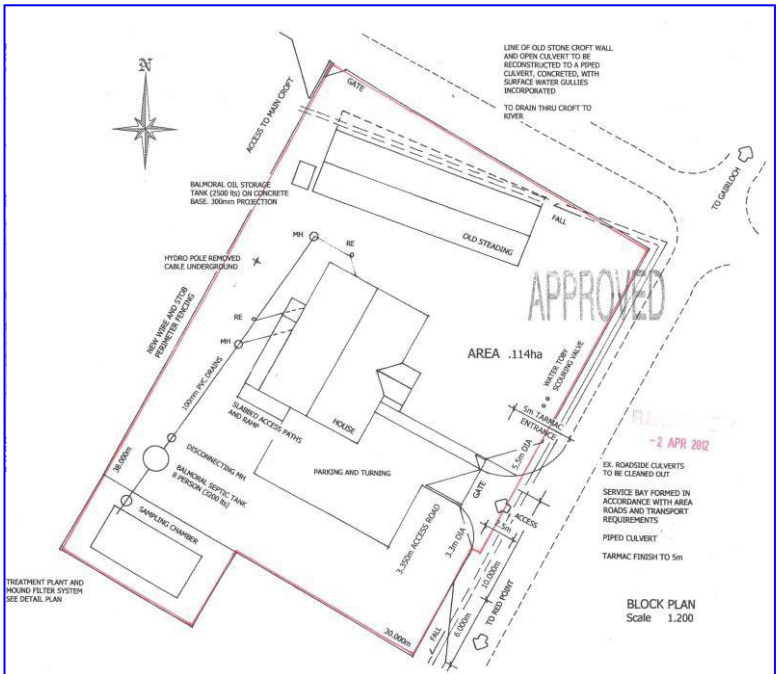
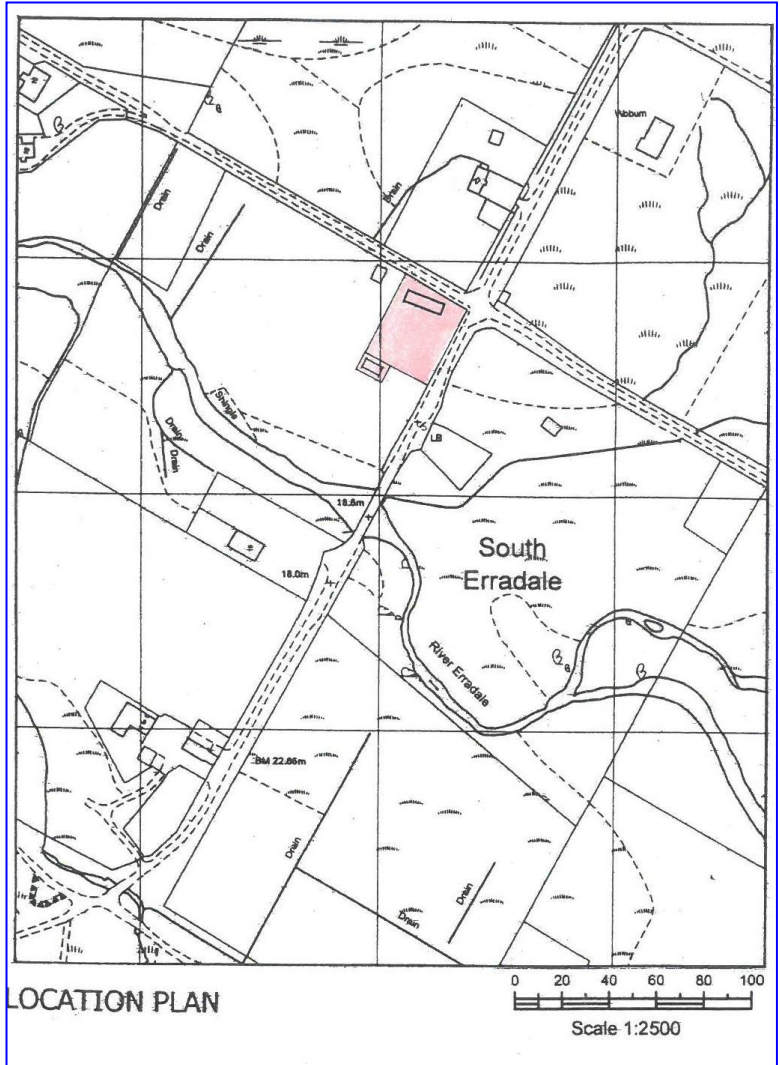
12/00899/ful

SIZE

The plot extends to approximately 0.114 hectares/ 0.281 acres.

POSTCODE

IV21 2AU



Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.