



## Building Plot, Moss Road, Ullapool IV26 2TF

Excellent Potential for either Residential or Commercial Development (subject to Local Authority consent)

Good sized Building Plot Extending to approximately 0.18 acre

Previously had Full Planning Permission for a 4 Bedroom Villa with Garage,

Fully Serviced Site



## DESCRIPTION

This is a unique opportunity to acquire a good sized building plot, extending to approximately 0.18 acre within a prime central location in the village of Ullapool. The plot sits between the main North Road and Moss Road with access from both. Full planning permission was previously granted for a substantial 4 bedroom house and garage (20/01940/FUL), however this has now lapsed. Formerly the location of the Far Isles Restaurant and then The Broom Bar, the plot is fully serviced and offers an ideal opportunity for either domestic (perhaps a large house, two semi's or a flatted development) or commercial development (subject to Local Authority consent). It is rare for such a flexible area of land to become available in the centre of the village and viewing is recommended.



## LOCATION

Ullapool is an attractive North-West Coast village and a popular tourist destination which is on the NC500 Route and the ferry port for Stornoway. It is a cultural and commercial centre for the area and is surrounded by magnificent scenery. Residents and visitors enjoy outdoor activities including walking and watersports as well as the leisure centre, Arts Centre, Theatre and the many cafés, shops, hotels and restaurants. Ullapool has a Primary and Secondary school and a supermarket.

## DIRECTIONS

From Inverness take the A9 north to the Tore roundabout. Take the second exit on to the A835. At the next roundabout. Continue on the A835 road to Ullapool. On entering Ullapool, follow the road round to the right onto north Road. Turn left onto Moss Road opposite Highland Stoneware. The plot is just after No 12 on the right hand side.

## SERVICES

The plot has a water and electricity supply and the drainage is connected to the public sewer.

## VIEWING

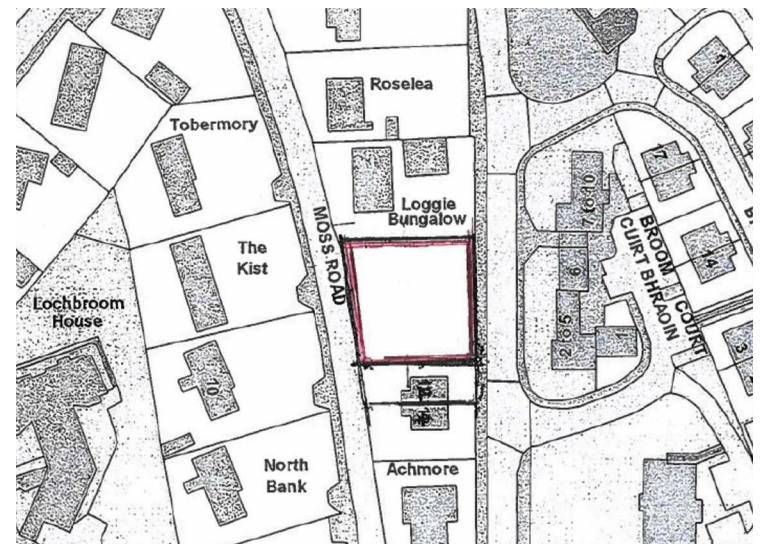
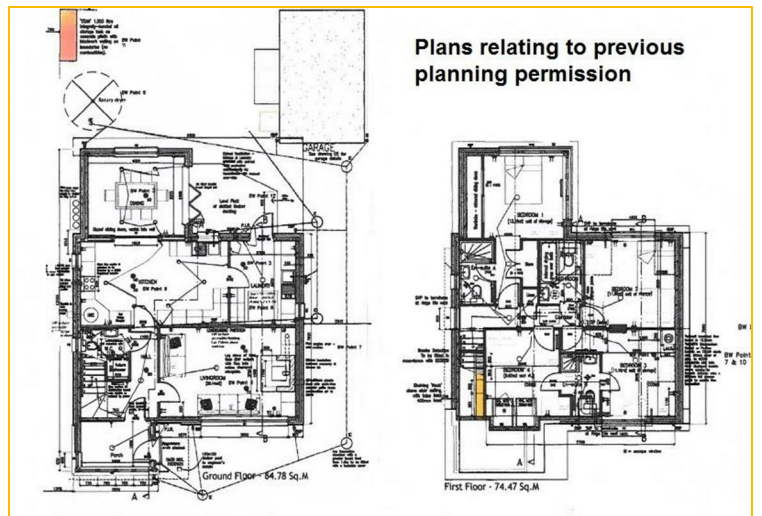
By visiting the site.

## E-MAIL

[asgproperty@ledinghamchalmers.com](mailto:asgproperty@ledinghamchalmers.com)

## HSPC REFERENCE

60027



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED  
Telephone: 01463 253 911 | Fax: 01463 711 083  
Ullapool Office: Village Hall, Ullapool  
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)  
[www.andersonshaw.com](http://www.andersonshaw.com) | [property@solicitorsinverness.com](mailto:property@solicitorsinverness.com)

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. 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 it included in the sale.

