



Building Plot, 17 South Erradale, GAIRLOCH IV21 2AU

Nicely Positioned Building Plot with Full Planning Permission
Granted for a 3 Bedroom, Timber clad Eco-friendly Long
House

Lovely Views across the Minch to the Isle of Skye

Peaceful Rural Position



Design Style



DESCRIPTION

This building plot extends to approximately 0.102HA (0.25 acre) and has full planning permission granted (23/02211/FUL) for the erection of a detached timber clad, eco-friendly long house. The approved design is set over one floor offering three bedrooms, one of which will appreciate en-suite facilities. The site is fully enclosed and set in a pleasant rural setting with open aspect to surrounding croft land and beyond, with views over the Minch to the Isle of Skye, and to the Torridon Hills.

LOCATION

Pleasantly situated in the small rural hamlet of South Erradale some 9 miles from Gairloch. There are sandy beaches within easy walking and driving distance and a wealth of wildlife (tours available from Gairloch Pier give the opportunity to look for porpoises, seals, whales and sea birds) in and around the area. There are excellent local walks available in the area as well as 9 hole golf course, river and loch fishing and stalking can be arranged at certain times of the year. Further outdoor pursuits available locally for the more active include rock climbing, abseiling, orienteering and pony trekking. There is a swimming pool at Poolewe approximately 6 miles north of Gairloch. Gairloch itself is a thriving community made up of the villages and hamlets around Loch Gairloch and on the popular North Coast 500 route. Offering a good array of local services including general stores, chandlery, gift shops, fish shop, outdoor shop, farm and garden store, newsagent, hairdresser, bank, post office, filling station and an abundance of eateries including take away, cafés and several hotels. There are both Primary and Secondary schools located in the village as well the Toybox Children's Centre providing day-care for 3 month - 12 year olds. Beinn Eighe nature reserve is some 16 miles south and Inverness is approximately 75 miles away.

DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Continue through the village of Contin and after passing through Garve take the turn off to the left sign posted for Gairloch (A832). Follow this road until you reach Achnasheen and pass through the village. At the roundabout take the 2nd exit sign posted for Gairloch (A832). Continue along this road taking a left across the bridge, signposted for Badachro/Red Point/South Erradale (B8056) and continue along this single track road for approximately 7 miles. On entering South Erradale, turn right at the crossroads (just before the red post box) and continue along this road. The building plot is fenced and is clearly sign posted, on the left hand side.

SERVICES

Electricity and water are believed to be close by. Drainage will be to a septic tank.

VIEWING

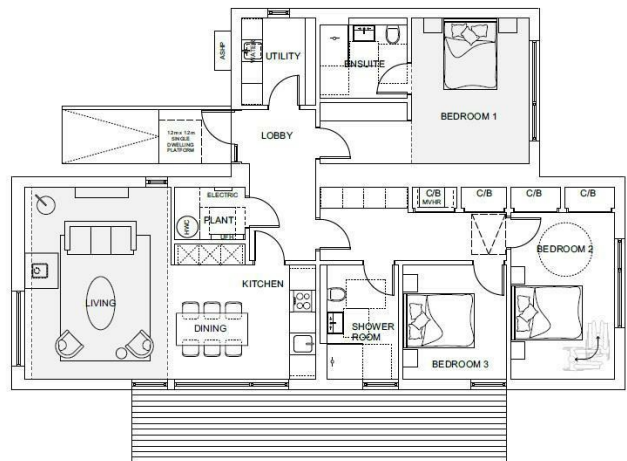
By visiting the site

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HSPC REFERENCE

60522



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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.

