

**VIEWING**

Viewing is strictly by appointment only, with the owners. Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

**EMAIL**

asgproperty@ledinghamchalmers.com

**HSPC REFERENCE**

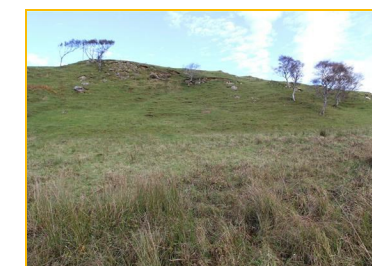
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## Building Plots By Keeper's Cottage, Elphin, Ullapool, IV27

3 Plots Available, each appreciating Superb Views of the Surrounding Countryside

Planning in Principle Granted

Plot A Extends to 0.7 acre approximately  
Plot B extends to 0.9 acre approximately  
Plot C Extends to 0.7 acre approximately



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 | 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.



Prices From £80,000



**DESCRIPTION**

This small development of three plots is set off the main thoroughfare, presenting an exciting opportunity for buyers wishing to build their own house in an outstanding location in Elphin.

- Plot A - approximately 0.7 acre
- Plot B - approximately 0.9 acre
- Plot C - approximately 0.7 acre

The plots each have planning in principle (22/03223/PIP) for a single or one and a half storey property and can be purchased individually, or at a lower negotiated price if purchased as a whole. Each plot runs the length of the hill from top to the flatter lower area and they all enjoy views of the magnificent scenery. There is no access track currently in place, however the Seller will undertake to attend to this upon sale.



**LOCATION**

The plots sit on a south-westerly facing hill at the south end of Elphin, a crofting township in Assynt, Sutherland. The land is surrounded by the Assynt hills and lochs and has wonderful views of Suilven and Cul Mor. There is a vibrant and friendly local community which holds a weekly market, social activities and several annual events including the now famous Elphin Chicken Day. There is a café and shop, artist and craft studios and nearby pub/restaurant. It is a popular area for outdoor pursuits, in particular fly fishing, hill walking and caving. The area is known for its diverse wildlife and geology, and is close to the Knockan Crag Visitor Centre. It is also on the increasingly popular North Coast 500 route. Elphin is around 15 miles north of Ullapool, a west coast village which is a popular tourist destination and has nursery, primary and secondary schools, leisure facilities, a health centre, arts centre, medical centre, a supermarket and a variety of shops.

**DIRECTIONS**

From Ullapool drive north on the A835 following signs to Elphin for just over 13 miles. The road sweeps round to the right as you go down the hill into Elphin and then to the left. The plots are on the hill to your left. Turn left and park at the entrance into the drive for Keepers Cottage which has a sign for James Curley Fly Fishing.

**FURTHER INFORMATION**

The planning in principle consents can be downloaded from The Highland Council website using the reference 22/03223/PIP. If you have any questions or any difficulty accessing this information please contact us at the email below and we will be happy to assist you.

**SERVICES**

Services are believed to be close by. Private sewage arrangements will be left to the purchaser, however percolation tests have been carried out.

