



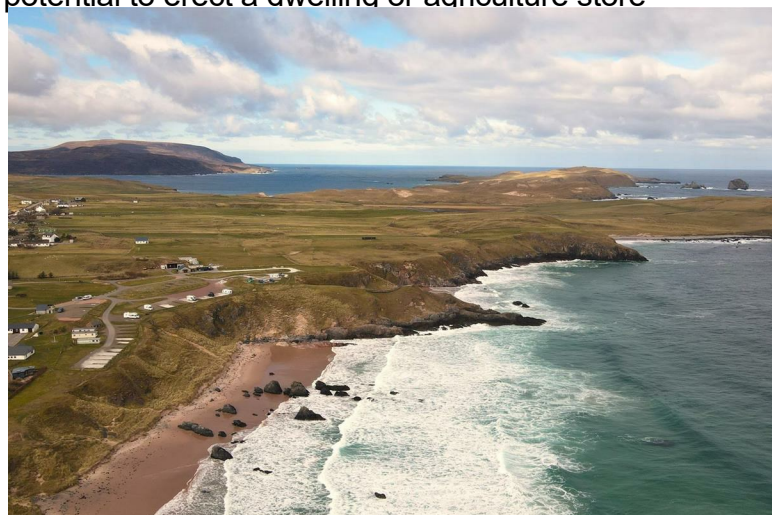
## 56 Sangomore

Durness, Lairg, Sutherland, IV27 4PZ

Price Guide £15,000

CLOSING DATE SET FOR TUESDAY 1ST APRIL 2025 at 12 Noon.  
(Please see notes below)

Two areas of land, on 56 Sangomore, one with a stone building on and the other, an enclosed field.  
Located in Durness close to Sangomore Bay. There is potential to erect a dwelling or agriculture store





### LOCATION

56 Sangomore is located in the scenic north coast of Scotland on the famous NC500 Tourist Route. Durness area is in a stunning area of natural beauty, rugged cliffs, secluded bays and vast mountain terrain. Durness has local amenities and a thriving community.

### SIZE OF SITES

Plot A - 400 sq m - 0.10 acres (approx)

Plot B - 722 sq m - 0.17 acres (approx)

### TITLE DEED

STH2195 on the Title Plan coloured in PINK

Plot A & Plot B

### CLOSING DATE NOTE

#### PLEASE NOTE

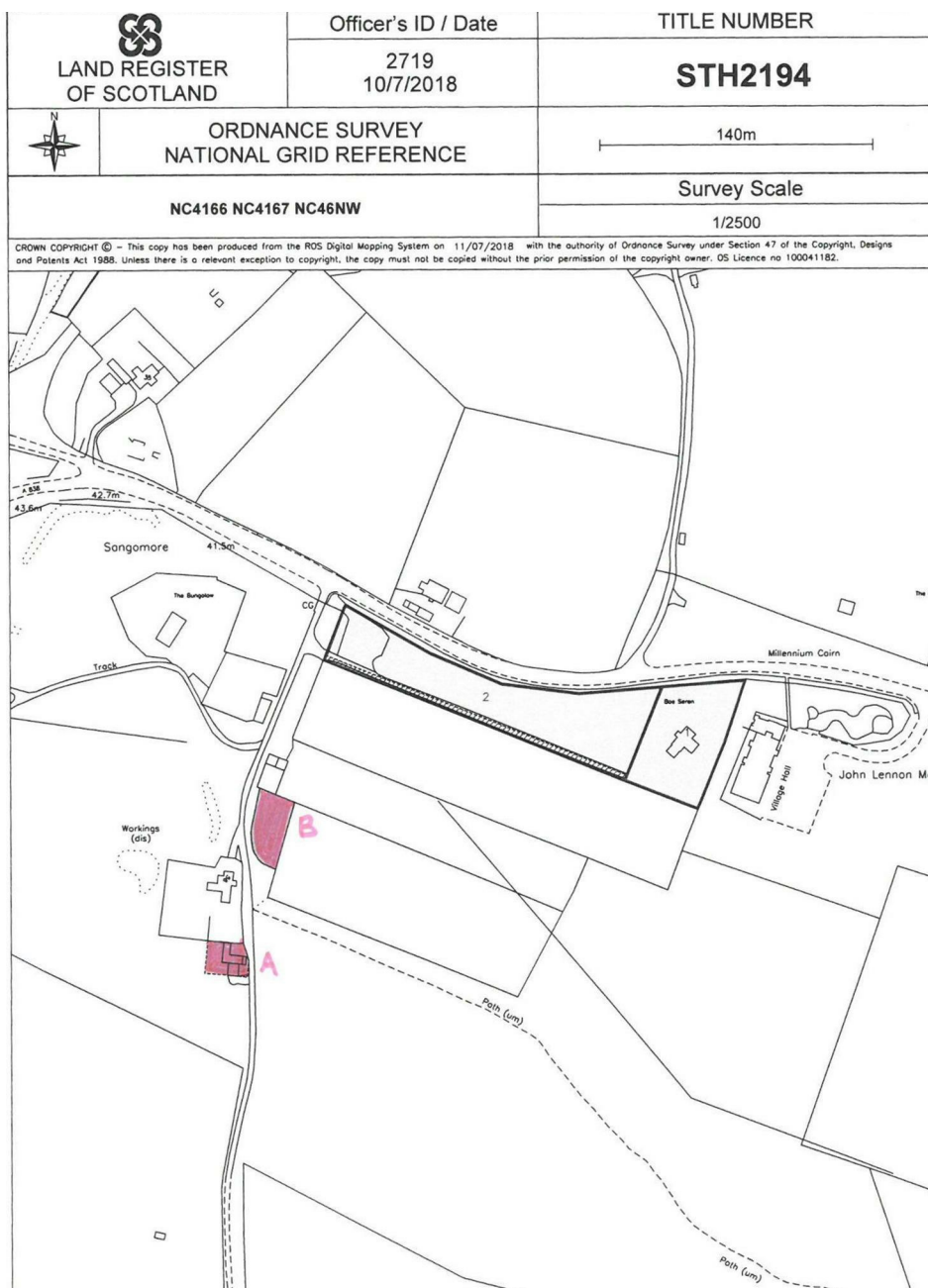
"Parties are advised to note that the Property is understood to be croftland. However, it is not clear which croft in the Register of Crofts the Property forms part of, if any. The responsibility for updating the Register of Crofts and registering the Property in the Crofting Register, including any potential rectification of an existing entry in the Register of Crofts and/or Crofting Register will fall on the purchaser. The advertised price reflects the uncertainty over the crofting status of the Property. As a consequence, the Seller will not accept offers which are subject to any conditions relating to the crofting status of the Property, including Scottish Standard Clause 30. Parties are required to satisfy themselves as to the position on this point prior to submitting their offers."



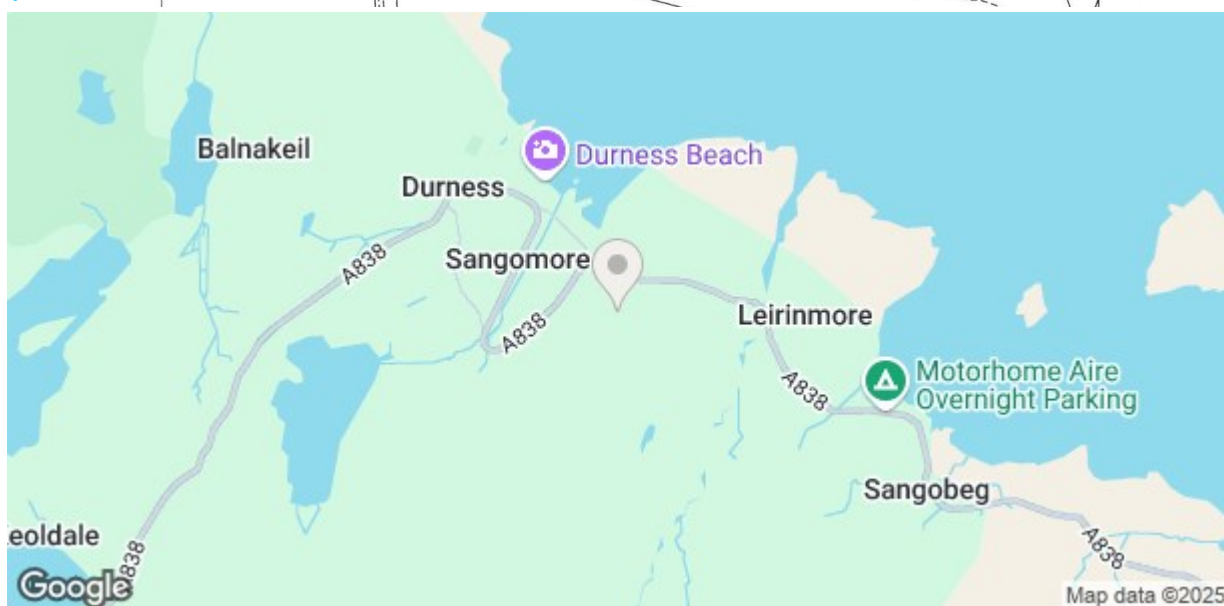








Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.