



Land at Laide, AULTBEA, IV22

Offers Around £180,000

REF: 61059





The purchase of this land offers a unique opportunity to acquire some extensive land in the of the village of Laide, with the potential for development. The land enjoys views towards Gruinard Bay and Loch Ewe. This exceptional plot extends to approximately 0.99 hectares (2.4 acres) and could be utilised in many ways including the creation of a small residential development or one large plot for a single dwelling.

Planning permission for the creation of an 11 house development lapsed some years ago and our client will be happy to accept offers which will be subject to obtaining the necessary planning consents. Mains water and electricity connections can be found adjacent to the plot, and drainage is by way of septic tank.

All the village facilities are within walking distance and include a filling station, a Post Office and a well-stocked general store catering for daily needs. In proximity, the village of Aultbea offers additional facilities including a general store, hotel, cafes, and an excellent vehicle maintenance and repair garage. Poolewe is also close by with its renowned Inverewe Gardens. Primary education is provided at Bualnaluib Primary School, Aultbea, with secondary pupils attending Gairloch High School. Gairloch, approximately 16 miles away, offers excellent facilities including one of Scotland's finest nine-hole Golf Courses, a bank, hotels, restaurants and a small selection of retail outlets. The property is reached via some of the most stunning scenery in the West Coast of Scotland and is also a highly popular tourist destination with a host of excellent outdoor activities available on your doorstep including mountain climbing, walking, sailing, kayaking, and fishing. The pristine beaches of Mellon Udrigle and Gruinard Bay are within a few minutes drive.

Inverness, the main business and commercial centre in the Highlands is approximately one and half hours' drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Services

All services are available next to the land and it is the responsibility of the purchaser to connect these services.

Access

It is the responsibility of the purchaser to create an access as per the planning conditions.

Boundaries

The land is as per the attached plan and is fenced off on-site. The purchaser shall satisfy themselves in this regard.

Post Code

IV22 2NL

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AMM/JD/KENZ0228/11

Price




Offers Around £180,000

Directions

Reach the village of Laide from either direction and by the filling station turn up behind it. The land is further along on your left hand side opposite the entrance to Columba Court.

If you are thinking of selling your property, we offer a FREE Valuation. Please call our Property Department on 01463 235559 for further details.



 LAND REGISTER OF SCOTLAND	Version date		TITLE NUMBER	
	29/10/2019		ROS21474	
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