

Plot of Land

WEST CLYNE, BRORA, HIGHLAND, KW9 6NH



*0.9 ACRE BUILDING PLOT IN WEST
CLYNE NEAR BRORA*



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A great opportunity to acquire approximately 0.9 acres in a beautiful highland setting. Occupying an idyllic rural position in the peaceful hamlet of West Clyne, this generous plot extends to approximately 0.9 acres and offers an exciting opportunity for purchasers seeking to create their own home in the Scottish Highlands, subject to obtaining all necessary consents.

The site does not currently benefit from planning permission. However, prospective purchasers should note that planning permission was previously granted for the construction of a substantial 1.5-storey, four-bedroom detached dwelling with an integral garage. That permission has long since lapsed and should not be relied upon. Interested parties must undertake their own investigations and due diligence with the relevant local authority regarding the potential for future development and any planning requirements.

Enjoying a peaceful countryside setting surrounded by open Highland scenery, the plot offers an attractive balance of privacy and accessibility. The surrounding area is renowned for its spectacular landscapes, outdoor pursuits and nearby coastline, whilst local amenities can be found within easy reach.



KEY FEATURES

- Approximately 0.9-acre plot.
- Peaceful rural Highland location.
- No current planning permission.
- Previous planning permission (now long lapsed) for a four-bedroom, 1.5-storey detached dwelling with integral garage.
- Excellent opportunity for purchasers seeking a self-build project, subject to obtaining all necessary planning consents.
- Convenient access to nearby villages, transport links and the wider Highlands.

IMPORTANT INFORMATION

The property is being sold as a plot of land without the benefit of current planning permission. Previous planning consent has expired. Prospective purchasers are advised to make their own enquiries and undertake their own due diligence with the relevant planning authority regarding the suitability of the site for their intended use. No warranties or representations are given in relation to future planning consent.

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West Clyne is a peaceful rural hamlet situated just outside the popular coastal village of Brora on Scotland's stunning east coast. Surrounded by rolling countryside and spectacular Highland scenery, the area offers an exceptional lifestyle for those seeking tranquillity, outdoor pursuits and a strong sense of community. Brora, just a short drive away, provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, a primary school, medical facilities and a railway station on the Far North Line, offering regular services to Inverness and beyond.

The area is renowned for its natural beauty, with miles of unspoilt sandy beaches, scenic coastal walks, championship golf at Brora Golf Club, salmon fishing on the River Brora and an abundance of wildlife. The nearby villages of Golspie and Helmsdale further enhance the range of amenities and recreational opportunities, while the Highland capital of Inverness, approximately 60 miles south, offers extensive shopping, leisure and transport links, including an international airport. Whether you're looking to build a permanent residence or create a peaceful Highland retreat, West Clyne offers an enviable setting that combines rural charm with convenient access to local services and some of Scotland's most breathtaking landscapes.

The Location

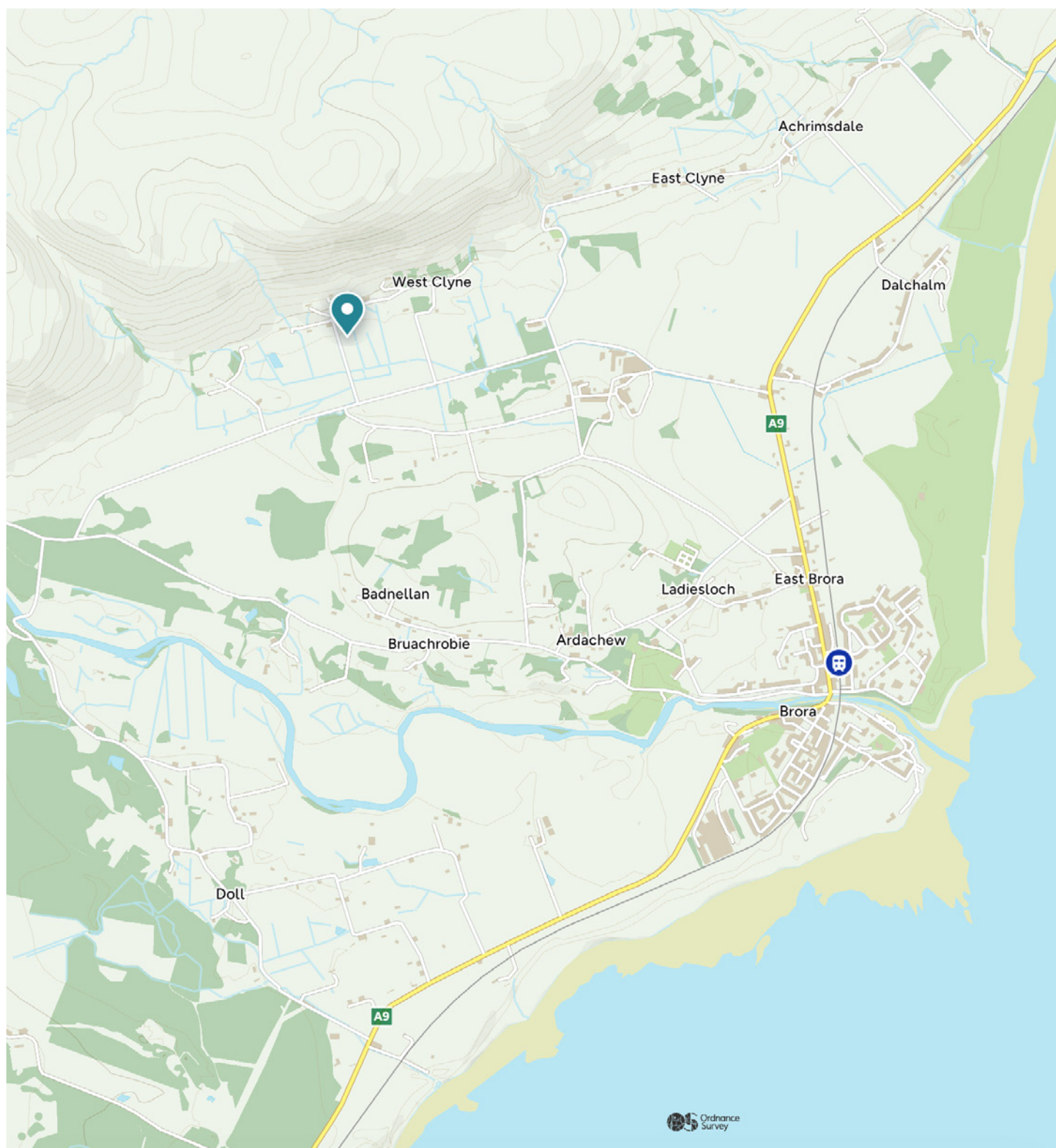


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Part
Exchange
Available



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