



Land 50m South of Skylark Ardmair, Ullapool IV26 2TN

OFFERS OVER £120,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Plot Description

An unmissable opportunity to purchase a desirable building plot that is situated in the semi-rural village of Ardmair, Ullapool, which extends to approximately 0.14 hectares. Occupying an elevated position which affords uninterrupted views of Ben Mor Coigach, The Summer Isles and surrounding countryside, this fantastic space has been granted full planning permission for the erection of a contemporary, detached one bedroomed dwelling and a detached single garage. The land is being sold un-serviced, with services believed to be located nearby. Access to the site is via a well-maintained tarred road and it is predominantly laid to grass, with some rockery. Only by viewing can one appreciate the tranquil setting of this sought after and seldom available position, whilst still having the benefit of being within easy reach of Ullapool and surrounding villages.



Location

Ullapool is a picturesque fishing village on the north-west coast of Scotland, and is known for its natural beauty and vibrant community. Nestled on the shores of Loch Broom, Ullapool offers stunning views of the surrounding mountains and lochs, making it an ideal location for nature lovers and outdoor enthusiasts. The village serves as a gateway to the rugged landscapes of the Northwest Highlands, offering easy access to hiking, cycling, fishing, and wildlife watching. Ullapool is also a major ferry port, offering services to the Outer Hebrides, making it a key link for island travel. Local amenities include shops, cafes, restaurants and a supermarket. There is also has a leisure centre, library and a medical practice. It is an attractive location for those looking to buy land and enjoy a peaceful yet connected lifestyle in the Highlands.

Planning Reference

Information on the planning consent can be found by accessing the ePlanning pages on the Highland Council website and entering the reference number **25/00771/MS**

Services

The land is being sold un-serviced.

Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure.

<https://maps.app.goo.gl/f7k6GcdLMS3m8i4fA>

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.