



## Plot 7, Lonemore, Strath, Gairloch, IV21 2DA

- Building Plot
- Fantastic development opportunity
- 0.12 Hectares
- Schools & amenities nearby
- Rural situation
- Small, quiet development

Offers Over £80,000

This site provides an opportunity to acquire a building plot for the erection of a dwelling within a small development in the popular seaside village of Gairloch.

The site is at the end of a short cul de sac in a quiet and attractive setting alongside the Abhainn a Mhuilinn burn. It covers an area of about 1200 m<sup>2</sup> ( 0.12 hectares) and is level undeveloped scrub land, with small trees and self-seeded vegetation.

The plot was part of a former croft which was granted planning permission for seven. building plots of which five have been built on. Planning permission, which has now lapsed, was previously granted for a three-bedroom dwelling on this plot.

There is a connection to mains drainage on the site and all other services are available nearby in the adopted road serving the site.

### LOCATION

The plot is within the village and close to all amenities. These include convenience stores, a doctors' surgery, shops (a new supermarket is due to commence construction in 2025), a community hall, post office, pharmacy, restaurants, leisure centre, museum and a golf course.

This plot falls into the catchment area of Gairloch Primary School and Gairloch High School. Both schools are located within walking distance, less than a mile from the plot.

Gairloch is on the North coast 500 route and the local area is a popular destination for both visitors and locals looking to enjoy the magnificent west coast, mountains and highland scenery, with many walking routes and outdoor activities. Inverness is located approximately 70 miles from Gairloch and Poolewe, with the famous Inverewe Gardens, is about 6 miles to the north.

### DIRECTIONS

From Inverness, take the A9 North bound over the Kessock Bridge to the Tore roundabout. Take the 2nd exit onto the A835 and continue for 5.2 miles to the Maryburgh roundabout. Take the 2nd exit staying on the A835 signposted for Ullapool and follow for 12.7 miles. Turn left onto the A832 signposted for Gairloch/NC500 and follow for 15.5 miles. At the Achnasheen roundabout take the 2nd exit staying on the A832, follow to Gairloch. Take a left onto the B8021 signposted for Strath, opposite Morrisons shop, continue for 0.9 miles. Pass Morrison butchers, cross the burn and a cattle grid after 100m, then take 1st right turn (not the private access). Follow this road for 150m and take 1st right turn into the cul de sac, the plot is signposted by a South Forrest 'For Sale' board at the end of the road.

### PLOT



## PLANNING PERMISSION

REF - ref 07/00105/FULRC.

Planning permission was previously granted in 2007 and renewed in 2012 for a detached, two storey, three bedroom house. Full details can be found on the Highland Council Planning Portal. For planning enquiries, interested parties should contact the Planning Department directly.

## VIEWINGS

The site is open to inspection at any time, but please advise South Forrest if intending to visit by telephoning 01463 250255 or emailing [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## HSPC REFERENCE

61328.

## SITE PLAN

