

PLOT OF LAND

STRATHTONGUE, TONGUE, LAIRG, IV27 4XR



Highland building plot with stunning views over Lochan Dubh and the Kyle of Tongue, extending to approximately 1.34 acres in total, with a decrofted section and previous planning permission for a dwelling in a spectacular North Highland setting.



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An exciting opportunity to acquire a beautifully positioned parcel of land at Strathtongue, extending to approximately 1.34 acres in total. The site enjoys a peaceful and scenic setting within one of the most sought-after areas of the North Highlands.

The croft is registered as Croft Holding 181 Strathtongue, Croft Register Number S2084, and is currently a vacant croft. The purchaser of the crofted portion will be required to comply with the provisions of crofting legislation and any requirements of the Crofting Commission.

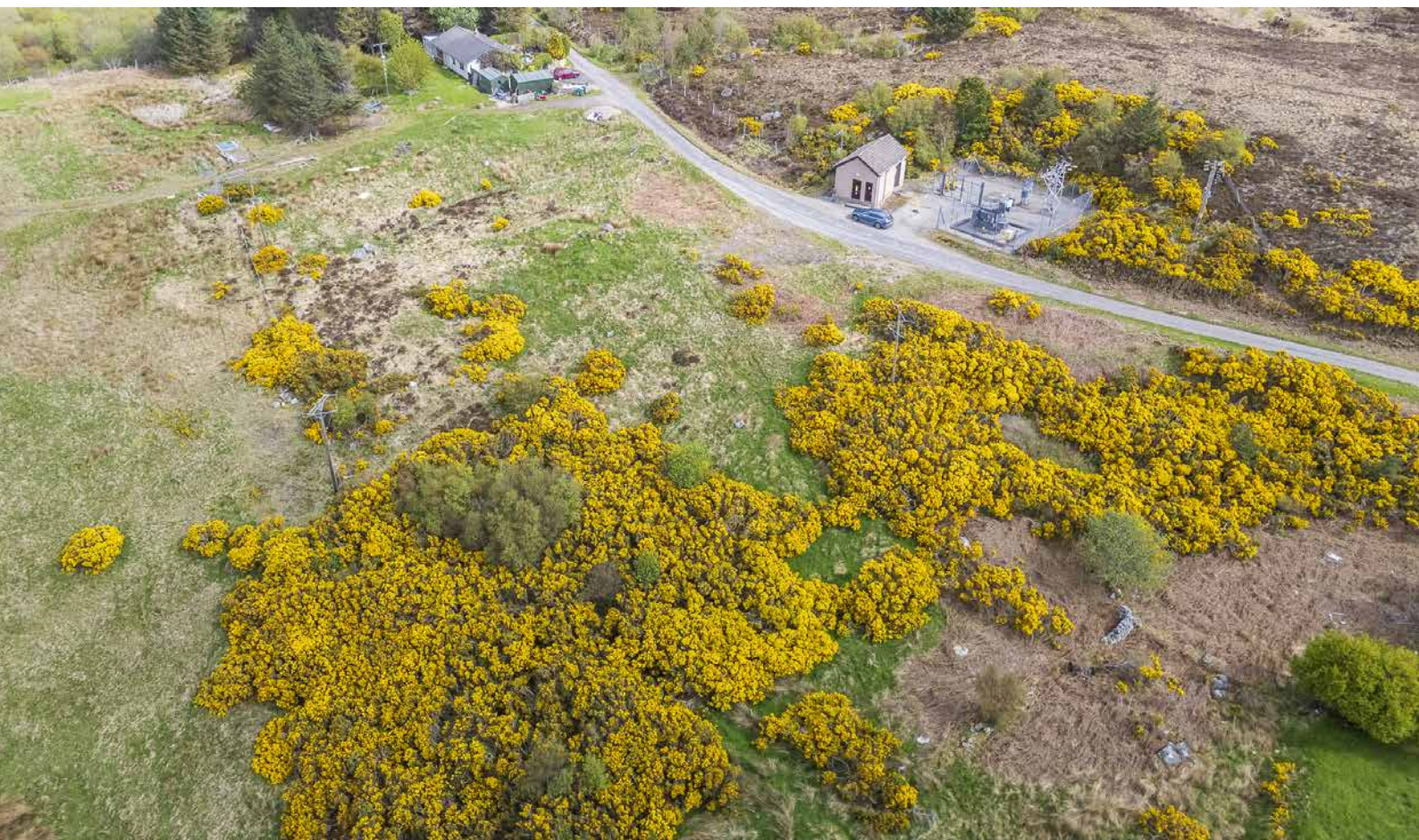
THE PLOT



The site enjoys an elevated outlook with panoramic views over the surrounding landscape, including Lochan Dubh and towards the Kyle of Tongue, with the dramatic Highland scenery creating a truly special backdrop throughout the year. The location offers a wonderful balance of privacy and accessibility, with the village of Tongue nearby providing local amenities and access to the renowned North Coast 500 route.



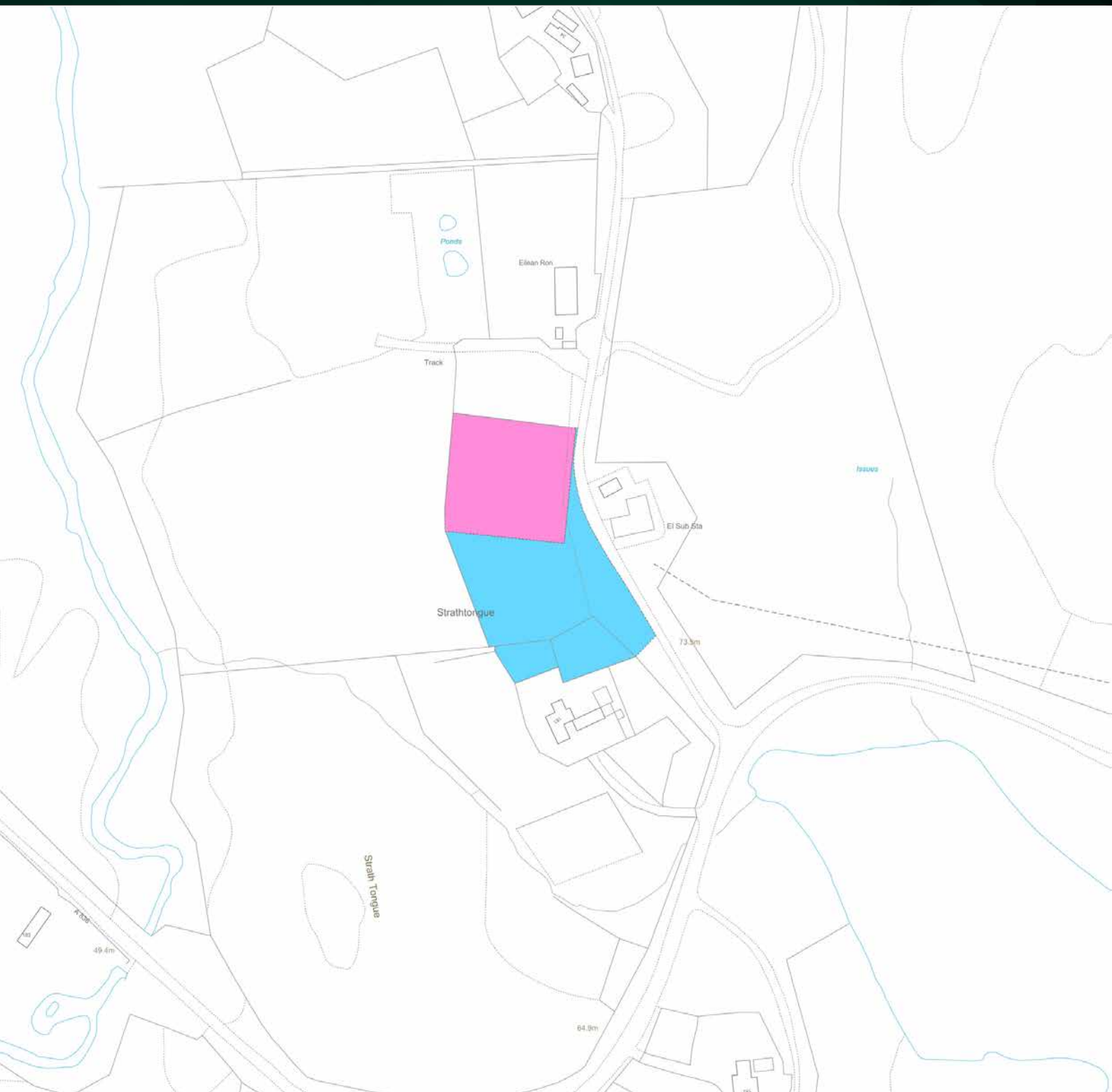
The plot is currently unserviced, though we understand there may be services within the vicinity given the proximity of nearby properties. Drainage will be via a septic tank and soakaway system. Potential purchasers would be required to make their own enquiries with the relevant Service Providers regarding current capacities/connection routes.



The land is divided into two sections. The area outlined in pink on the Title Plan extends to approximately 0.506 acres and has been de-crofted, previously benefiting from planning permission for the erection of a dwelling house. This provides an excellent opportunity for those seeking to create a bespoke Highland home or retreat in an outstanding natural setting. The remaining area, extending to approximately 0.834 acres and outlined in blue on the Title Plan, remains designated croft land.

This is a rare chance to secure a unique piece of Highland land with previous planning history, exceptional views and tremendous potential in a highly desirable rural location.

THE TITLE PLAN



THE LOCATION

Strathtongue is a well-regarded Highland township located close to the village of Tongue, where a range of local amenities can be found, including a village store, cafés, hotel, fuel station, primary school and healthcare facilities. Further amenities, shops, and rail connections are available in Lairg, while Inverness provides extensive shopping, leisure facilities and Inverness Airport with domestic and international flights.

The area is connected by the A836 and forms part of the popular North Coast 500 route, providing access across the Highlands and beyond. Regular bus services operate through the area, connecting nearby villages and towns. The surrounding coastline, hills and open countryside make the area particularly appealing to those seeking a quieter pace of life within a scenic Highland setting.




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