



SAND ACHNASHEEN | ASKING PRICE £58,500

01445 731533

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SAND

ACHNASHEEN

£58,500

HURRY! REDUCED FOR QUICK SALE

Nestled on the outskirts of the charming village of Laide lies an exceptional opportunity presented by Myfanwy Ann Rowe of AMAZING RESULTS!™ Estate Agents. This delightful plot of approximately 0.364 acres boasts a prime location and is now available for sale. The picturesque dry stone wall that graces the rear of the plot not only adds character but also encapsulates the essence of countryside living. Imagine the possibilities this enchanting setting holds for creating your dream home.

Don't miss this rare chance to own a piece of land in this idyllic location. Contact Myfanwy Ann on 07741 483 420 today to seize this opportunity and turn your property aspirations into reality.

DESCRIPTION

The building plot offered for development is approximately 0.364 of an acre (0.147 hectares), and has an asking price of £58,500. Located within the peaceful coastal village of Laide, it is part of a magnificent peninsula in the Scottish Highlands. This is a beautiful setting with truly stunning scenery, and ideal for hill-walkers and lovers of wildlife, including deer, goats, seals, otters and a wide variety of garden birds.

For those with a green thumb, the land's quality is sure to captivate any avid gardener. With ample space to cultivate your own botanical oasis, this plot offers a canvas for you to design a garden of your dreams.

Whether you are looking to build a permanent residence or a holiday retreat, this plot in Laide is a gem waiting to be discovered.

LOCATION

The situation of the plot is most pleasant, with views of the Summer Isles, the mountains of Suilven and Quinag, as well as the impressive mountain range of An Teallach. For nature lovers there are seals and otters nearby, occasionally pine-martens and a variety of birds.

Laide is a rural community located on the west coast of Scotland. The village benefits from a church and general store/post office. The villagers also benefit from the services of a fish van, butchers van and mobile library.

There are several local tourist attractions nearby, including the famous Inverewe Gardens approximately 8 miles south. Nursery and primary schooling is available in the neighbouring village of Aultbea and secondary schooling is available at Gairloch, where you will find more shops, restaurants, outdoor shop, chemist, newsagent, hairdresser, bank, post office, filling station, churches, a heritage museum and a golf course. From the pier, fishing and whale watching trips can be arranged. There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. River and loch fishing is available at certain times of the year and permits are sold in local shops. Laide and the surrounding area is an ideal location for hillwalking, golf, cycling, fishing, bird-watching or just relaxing. Further outdoor pursuits available locally for the more active include rock climbing, abseiling and pony trekking. There is a swimming pool at Poolewe and Beinn Eighe nature reserve is approximately 30 miles south of Laide.

The Highland capital city of Inverness is approximately 74 miles by

road and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 42 miles distant.

SERVICES

The plot is serviced with mains electricity, public water connection and telephone connection at the site. A sewer treatment tank will be required and an infiltration system test has already been carried out.

PLANNING CONSENT

Planning in principle has been granted. Details are available online on the Highland Council's e-planning site. Ref No 24/04541/PIP

VIEWING

The site is available to be viewed by appointment with Myfanwy Ann Rowe. Call Myfanwy today on 01445 - 731 533 / 07741 - 483 420 to arrange an appointment to view the plot and discuss options.

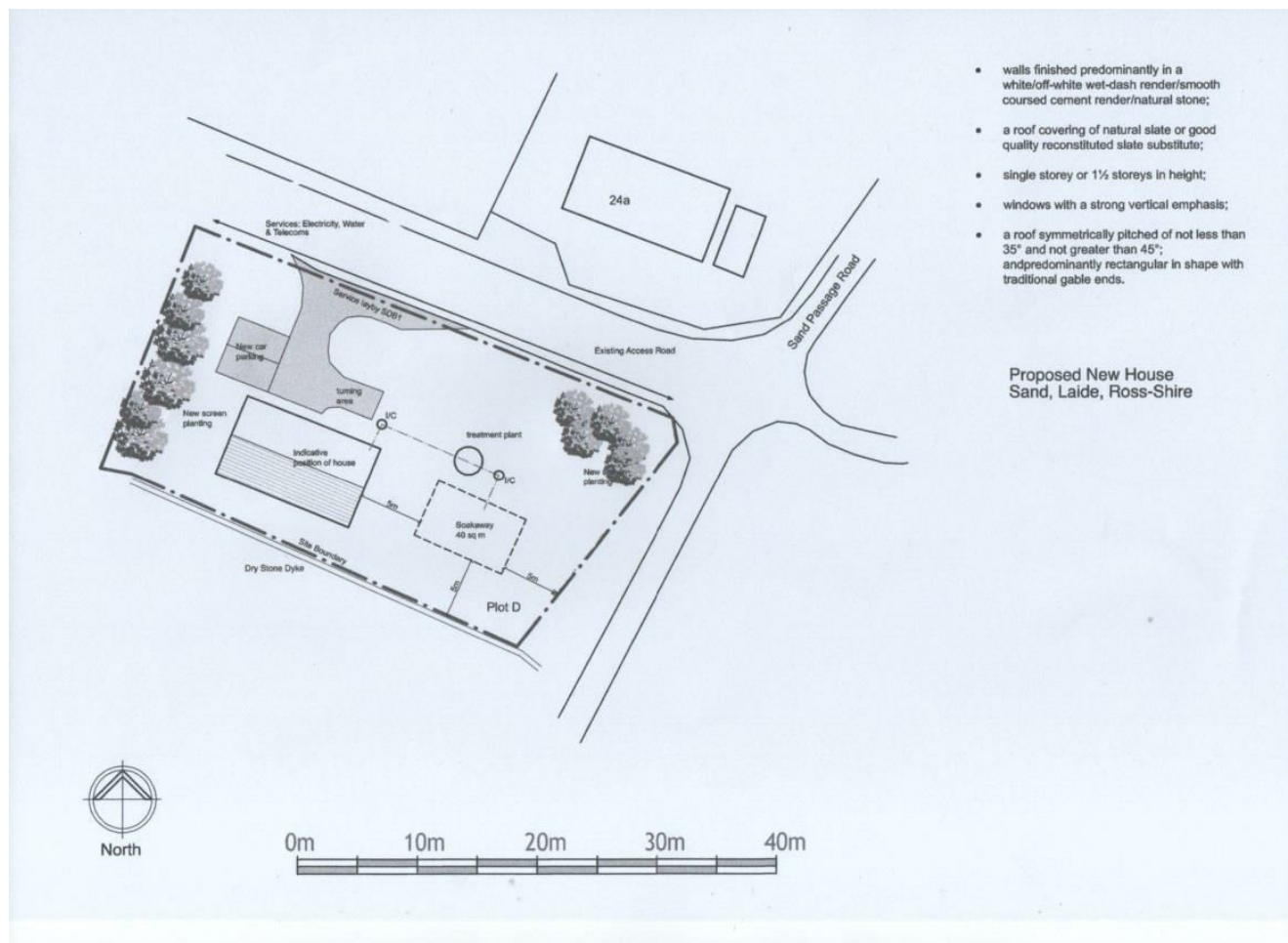
Please Note - contact details of local builders / contractors can be supplied to serious enquirers.

ASKING PRICE

The asking price is £58,500

DIRECTIONS

From Gairloch take the A832 towards Aultbea and Laide. Drive through the village of Laide to the hotel where you should turn right up "Sand Passage". Continue on this side road for approximately half a mile and the plot is to be found on the right. From Braemore junction take the A832 signposted to Dundonnell, Aultbea and Gairloch. Laide is approximately 29 miles from the junction. Turn left at the hotel as you enter the village and continue for approximately half a mile



- walls finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone;
- a roof covering of natural slate or good quality reconstituted slate substitute;
- single storey or 1½ storeys in height;
- windows with a strong vertical emphasis;
- a roof symmetrically pitched of not less than 35° and not greater than 45°; and predominantly rectangular in shape with traditional gable ends.

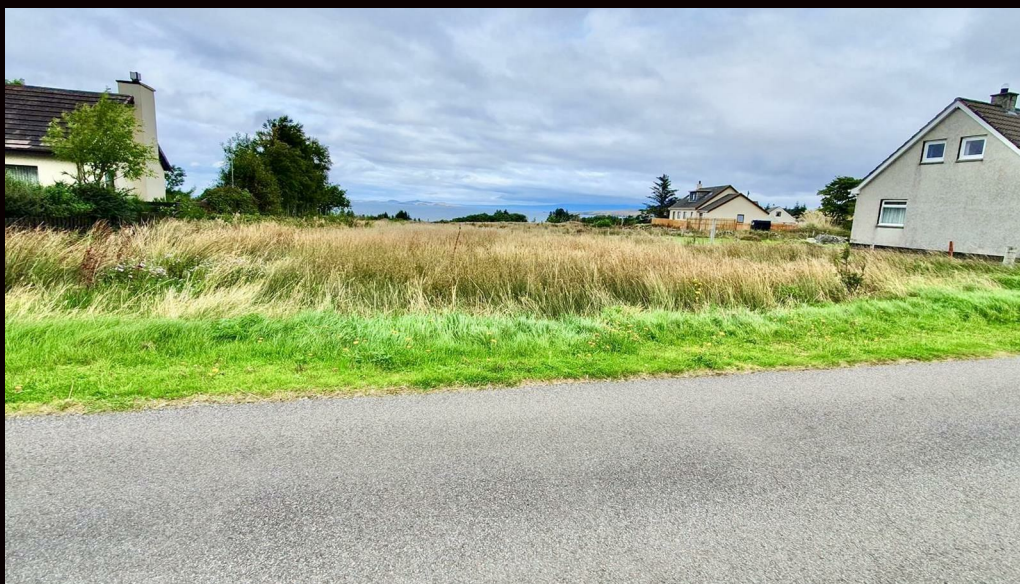
Proposed New House
Sand, Laide, Ross-Shire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™** on 01445 731533



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Professional Estate Agent

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