MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS






92 Strath Road
Helmsdale
KW8 6JL

OFFERS OVER £125,000

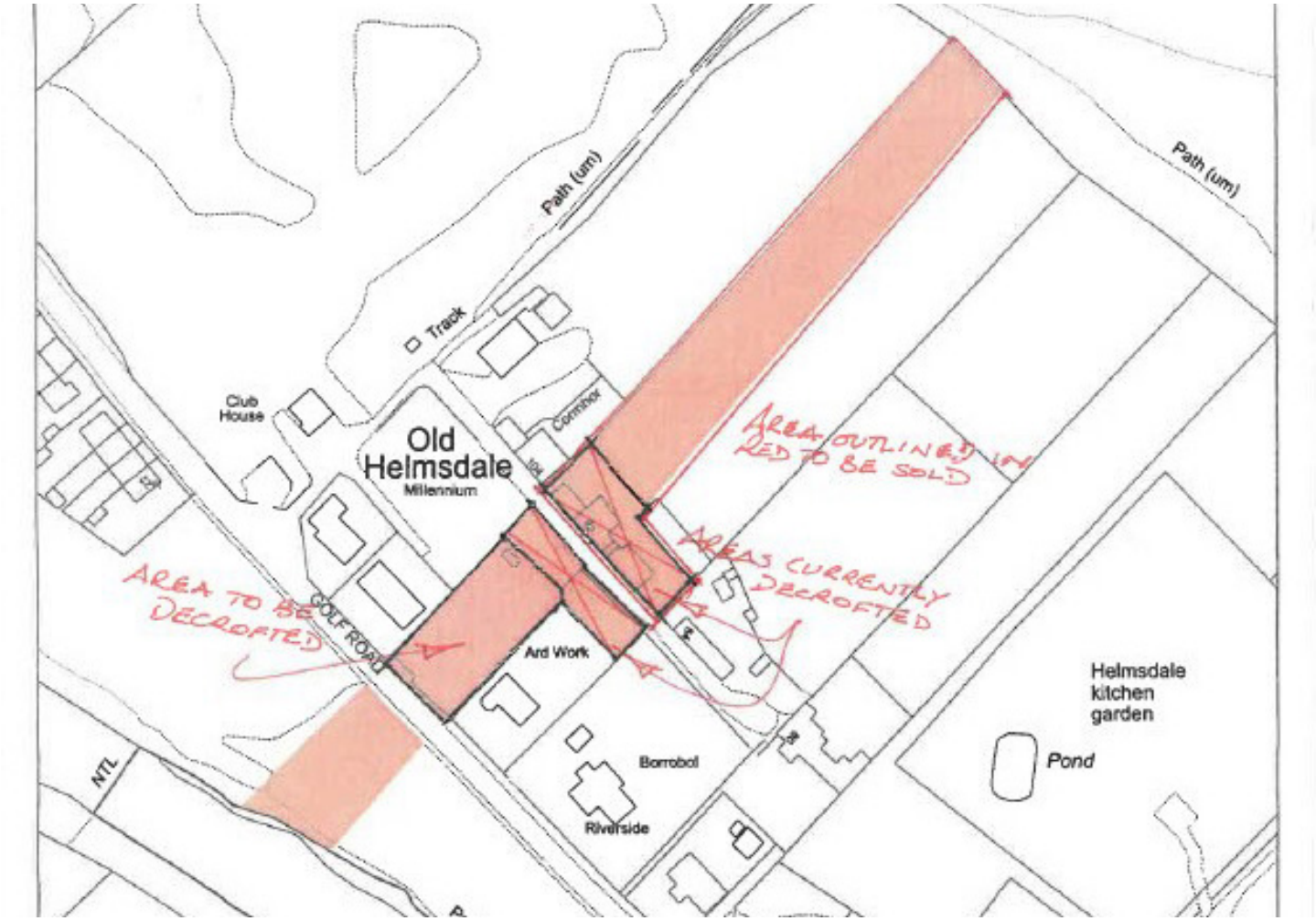
The Property Shop, 22 High Street, Tain

property@munronoble.com

01463 22 55 33

Description

An exceptional opportunity to acquire an attractive croft, which extends to approximately 1.44 acres and occupies a desirable elevated position within the picturesque coastal village of Helmsdale. Sited here is an existing, derelict croft house together with lapsed planning permission and building warrant for the construction of a detached dwelling on a parcel of de-crofted land. Please note, under no circumstances should any attempt be made to enter the property at any time. The plans provide for a single-storey three bedroomed home, offering purchasers the opportunity to create a bespoke Highland residence. The existing croft house also presents an exciting renovation or redevelopment opportunity, subject to the necessary planning permissions and consents. Strictly under no circumstances should any attempt be made to enter the property at any time. The land enjoys a particularly attractive setting, to the front, extending from Strath Road and continuing down towards the River Helmsdale, providing a wonderful natural backdrop and an appealing sense of space and privacy, and to the rear, there is land which has further scope for development, or paddock use. Considerable preparatory work has already been undertaken, with services on site. Topographical survey and ground drainage testing completed in connection with the proposed development. There are also proposals for further enhancements, including a garage, and potential renewable energy installations, offering the opportunity to create an environmentally conscious home. Situated within easy reach of Helmsdale's local amenities and transport links, the property enjoys an excellent position in this popular Highland village, renowned for its stunning coastline, surrounding countryside and access to the North Coast 500. Whether you are looking to build your dream Highland home, undertake a renovation project or explore the potential of a unique crofting opportunity, 92 Strath Road offers an exciting prospect with considerable possibilities. Early viewing is highly recommended to fully appreciate the location, setting and potential on offer.



Location
Situated within easy reach of Helmsdale's local amenities and transport links, the property enjoys an excellent position in this popular Highland village, renowned for its stunning coastline, surrounding countryside and access to the North Coast 500.

Planning Reference
23/01445/FUL

Services
Mains water, electricity and drainage.

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

Disclaimer
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Croft
Croft Register number: **C8518**
Crofting Commission Number: **12770**
Crofting Register Common Grazing/Runrig Number: **CG73**

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.'
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.
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.

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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.