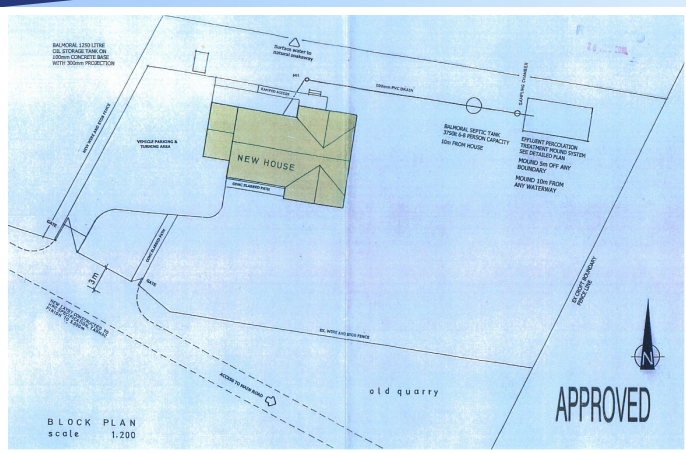




MUNRO & NOBLE

SOLICITORS & ESTATE AGENTS



Plot at 21 South Erradale South Erradale, Gairloch IV21 2AU

OFFERS OVER £55,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Plot Description

An opportunity to purchase a de-crofted house plot located at South Erradale near Gairloch. The plot extends to approximately 0.49 acres (0.2ha) and is being sold as unserviced, although services are believed to be nearby. The current owners previously had full and outline planning permission granted which have since lapsed and any interested parties would need to make their own enquires for new planning. The hamlet of South Erradale is located approx. 10 miles south of the village of Gairloch in an area renowned for its natural beauty, with the plot having views to the east towards Beinn Eighe and to the west The Minch and the Isle of Skye.



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site plan

**PLOT AREA
MARKED IN
YELLOW**



Location

The village of Gairloch offers an excellent range of facilities including mini-markets, hotels, eateries, a garage, a health centre and several local shops. The village also boasts a nine-hole golf course, a sports leisure complex, a community hall and museum, is much loved by those enjoying outdoor pursuits and has a stunning beach! Both primary and secondary education are available within the village. The Highland Capital of Inverness is the main business and commercial centre in the Highlands and is located approximately 65 miles away. Inverness offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links.

Planning Reference

The current owners previously had full and outline planning permission granted which have since lapsed and any interested parties would need to make their own enquires for new planning.

Services

The plot is being sold as unserviced although services are believed to be nearby.

Viewing

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

Directions

Upon entering South Erradale, you will approach a crossroads. Take the right turning, and travel along the tarmac road, go traveling up a small hill. Once you reach you top, the plot is situated on your right hand side, facing house number 16.

What3Words: <https://w3w.co/lyrics.pills.books>

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.