

Building Plot

ARDINDREAN, LOCHBROOM, HIGHLANDS, IV23 2SE



*A BRILLIANT BUILDING PLOT OF
APPROXIMATELY 0.4 ACRES*



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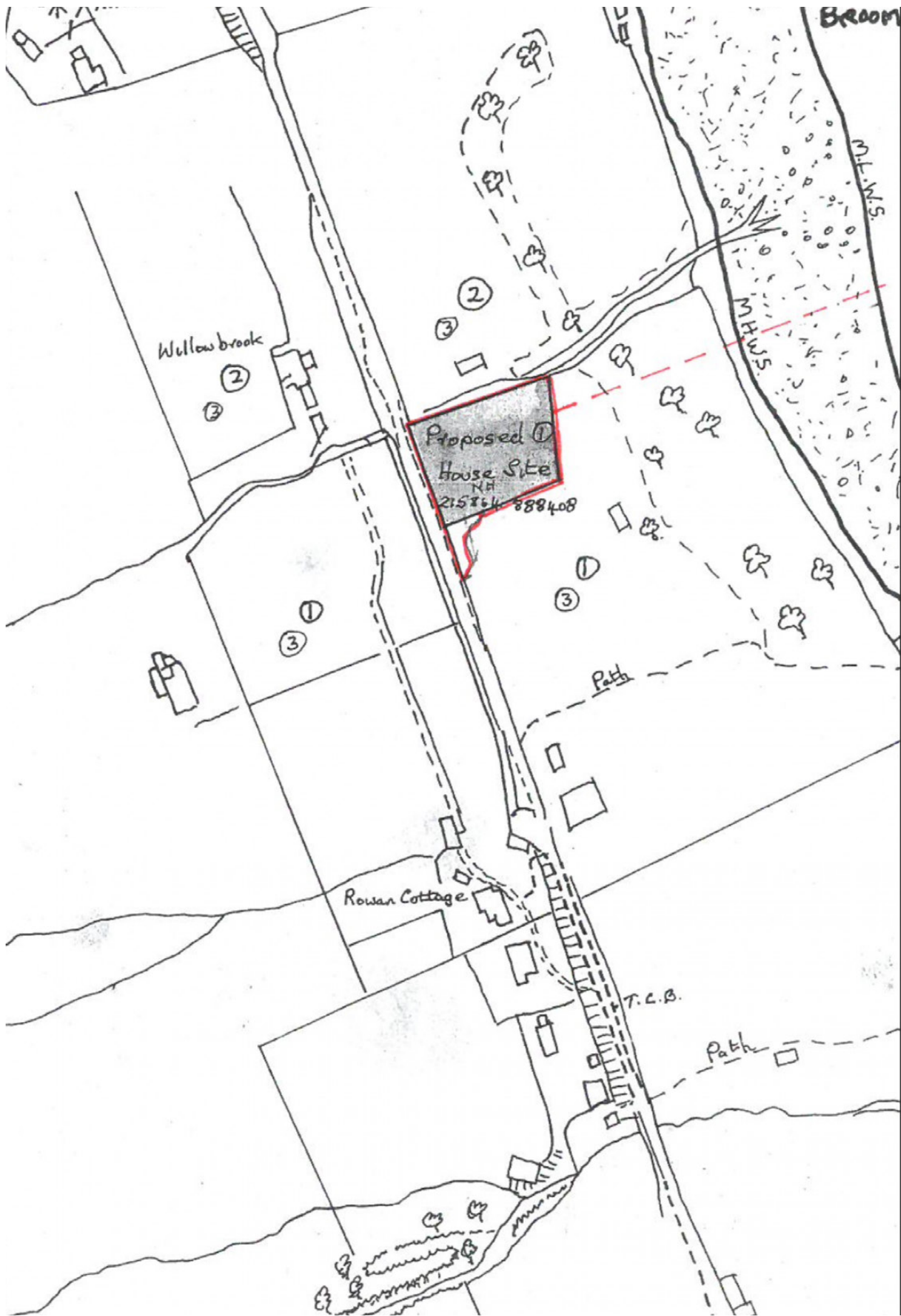
Welcome to a rare opportunity to own a stunning building plot in the heart of the picturesque Highlands. Located in the charming hamlet of Ardindrean, Lochbroom, this decrofted plot spans approximately 0.4 acres, offering an idyllic setting for your dream home. This plot comes with the Provision for the right to create, use and maintain an access track from the existing gate as shown on the Planning drawing. However the land where the track would be created is not included in the sale as it remains part of the croft land, the seller who also owns the croft is happy to allow a track to be made and maintained for benefit of the plot and for this to be secured in the deeds via the solicitors at the conveyancing stage. The current planning renewal application has recently been granted for a detached dwelling (Reference 24/02324/PIP).

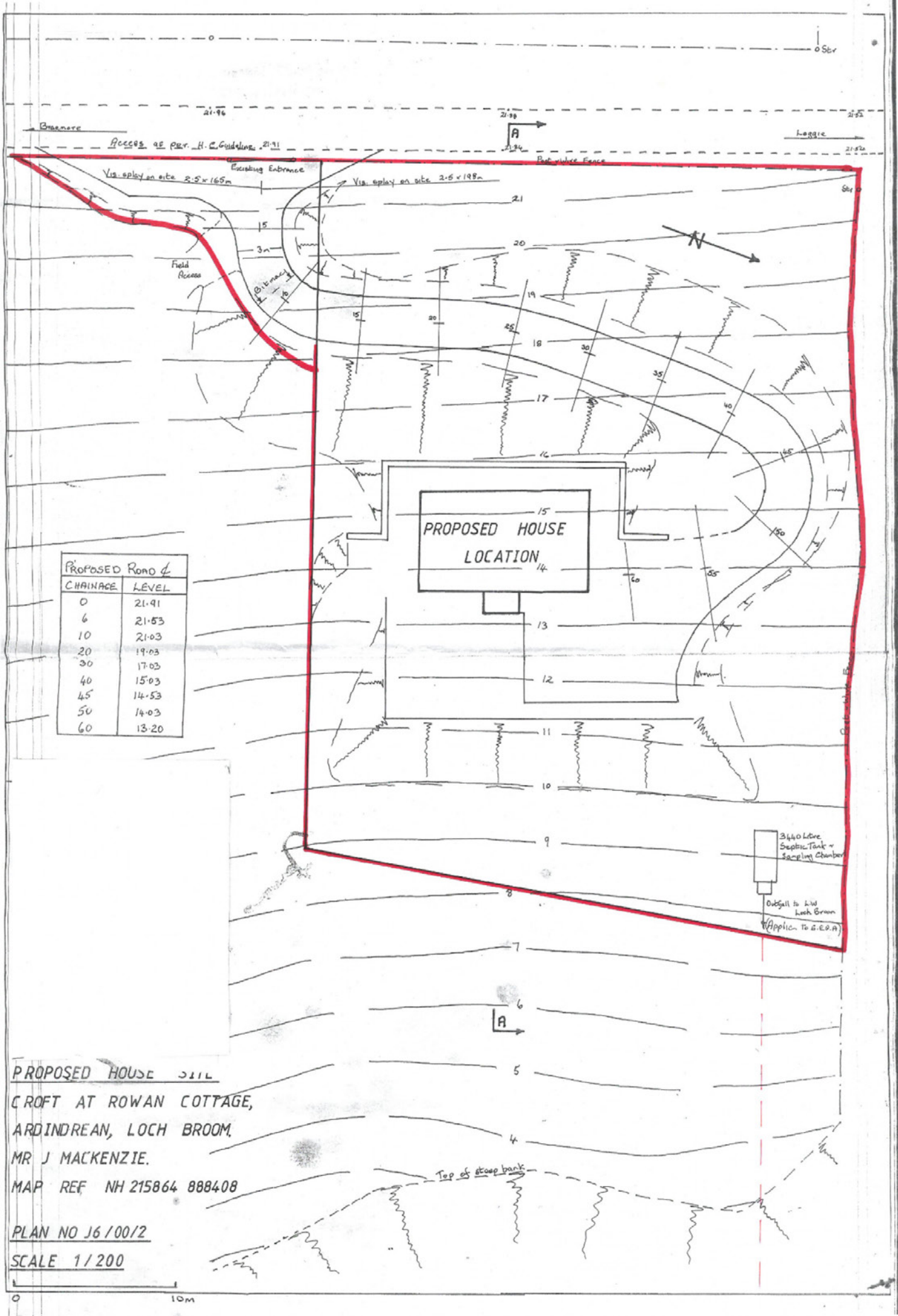
Nestled amidst breathtaking Highland scenery, this plot offers a unique chance to create a bespoke retreat, blending modern comfort with the natural beauty of the surroundings. Imagine waking up to panoramic views of Loch Broom, with the rugged mountains as your backdrop. The generous plot size provides ample space for designing a spacious home with gardens and outdoor living areas. The tranquil setting ensures privacy, making it an ideal spot for those seeking a peaceful escape from the hustle and bustle of city life. Whether you're envisioning a cosy cottage or a contemporary eco-friendly dwelling, this plot is the perfect canvas. With the planning renewal being granted in August 2024, you can proceed with confidence. Don't miss out on this brilliant opportunity to create your Highland retreat.







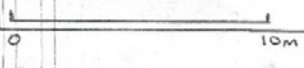




PROPOSED ROAD &	
CHAINAGE	LEVEL
0	21.91
6	21.53
10	21.03
20	19.03
30	17.03
40	15.03
45	14.53
50	14.03
60	13.20

PROPOSED HOUSE SITE
 CROFT AT ROWAN COTTAGE,
 ARDINDREAN, LOCH BROOM,
 MR J MACKENZIE.
 MAP REF NH 215864 888408

PLAN NO J6/00/2
 SCALE 1/200





LAND REGISTER
OF SCOTLAND

Officer's ID / Date

6553
27/5/2019

TITLE NUMBER

ROS21660



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

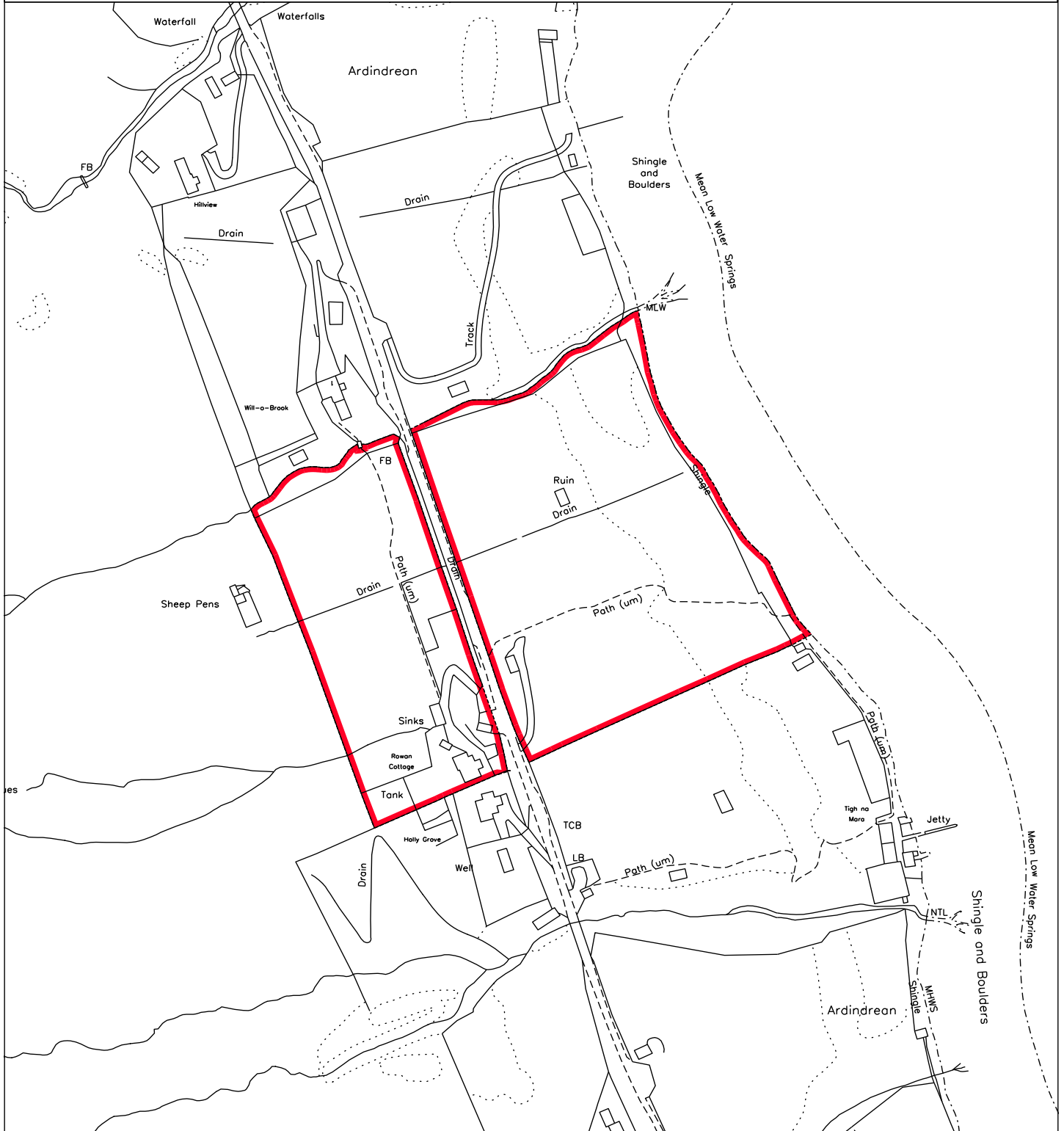
140m

NH1588 NH1688 NH18NE

Survey Scale

1/2500

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Nestled along the scenic shores of Lochbroom, Ardindrean is one of several charming crofting hamlets that dot the lochside opposite Ullapool, a mere 12 miles away. This picturesque community is known for its strong spirit and rich heritage in boat building and sailing, making it a unique and vibrant place to call home.

Ardindrean boasts a close-knit community with a proud history. Its residents have long been involved in boat building and sailing, traditions that continue to this day. The hamlet offers a tranquil, rural lifestyle surrounded by the natural beauty of the Scottish Highlands, perfect for those seeking peace and a connection to nature.

Just a short drive from Ardindrean, Ullapool is an attractive village on the northwest coast, serving as a cultural and commercial hub for the area. Popular among tourists, Ullapool is a key stop on the North Coast 500 (NC500) route and the ferry port for Stornoway on the Isle of Lewis.

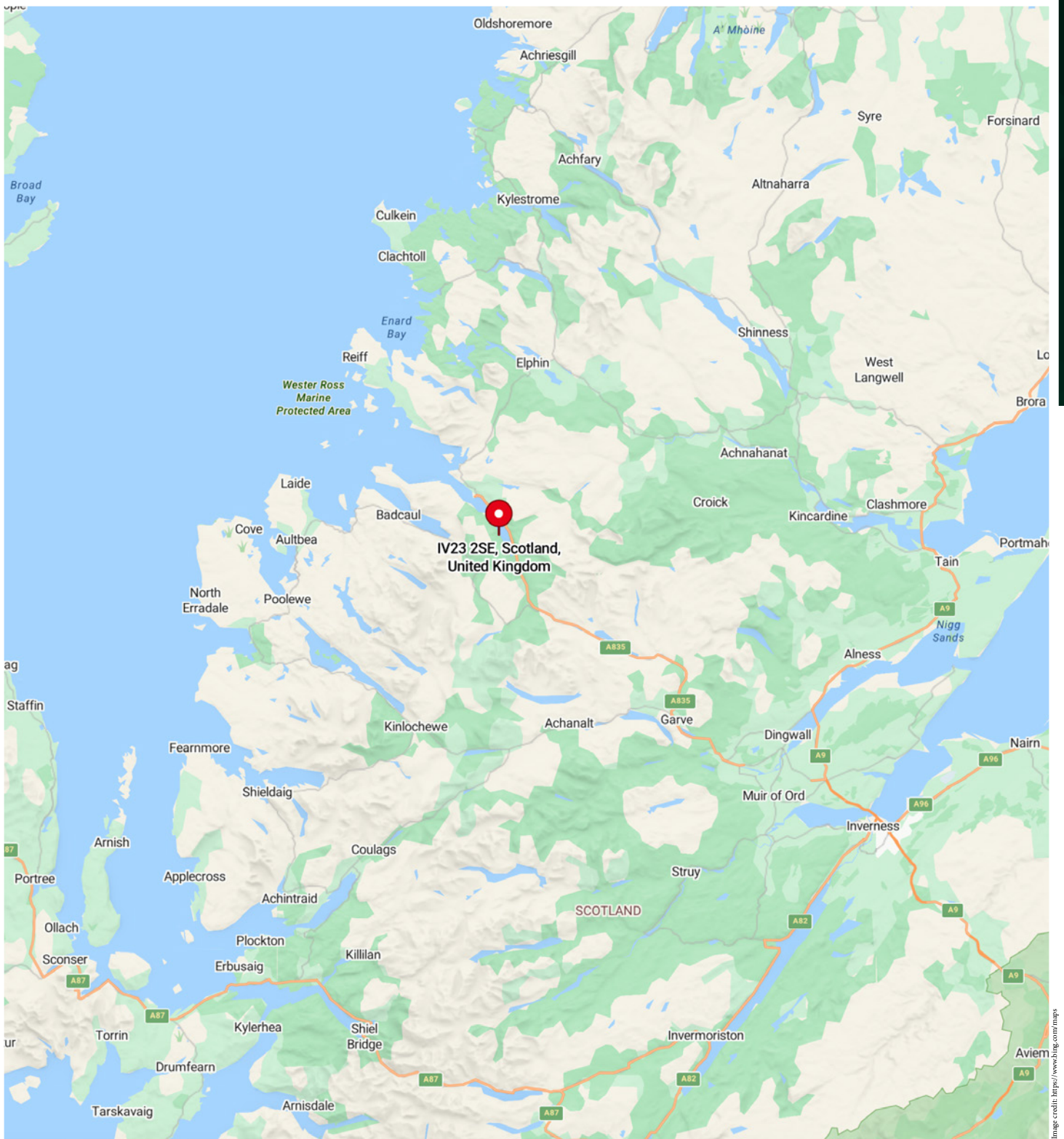
The Location



Residents and visitors to the area can enjoy a wide range of outdoor activities, both on land and water. Ullapool provides numerous amenities, including a leisure centre, golf course, arts centre, theatre, and a variety of cafés, shops, a supermarket, hotels, and restaurants. Families are well-catered for with both primary and secondary schools available. The surrounding area offers an abundance of outdoor activities. Ardindrean, with its rich history, vibrant community, and stunning natural setting, offers a unique opportunity to experience the best of Highland living. Its proximity to the bustling village of Ullapool ensures that residents have access to essential amenities and a vibrant cultural scene, all while enjoying the tranquility of a crofting hamlet. Discover the charm and beauty of Ardindrean, Lochbroom – a perfect place to call home.

Inverness the capital of The Highlands is around 50 miles away by car , which offers city centre amenities, including railway links to The South and an Airport with daily flights to and from London Gatwick and other European destinations.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
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Surveyor



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ALAN SUTHERLAND
Designer

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