

Plot of Land, Aultbea

ACHNASHEEN, IV22 2JF



*A rare opportunity to purchase croft land of just over
2 acres with unrestricted views over Loch Ewe*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal offers a rare opportunity to purchase Croft 10 Culconich, Aultbeas, Achnasheen, a brilliant owner-occupied croft spanning just over 2 acres. Located 0.5 miles from Aultbea and 7 miles from Poolewe, the land boasts breathtaking views over Loch Ewe towards the Isle of Ewe and beyond.

THE PLOT

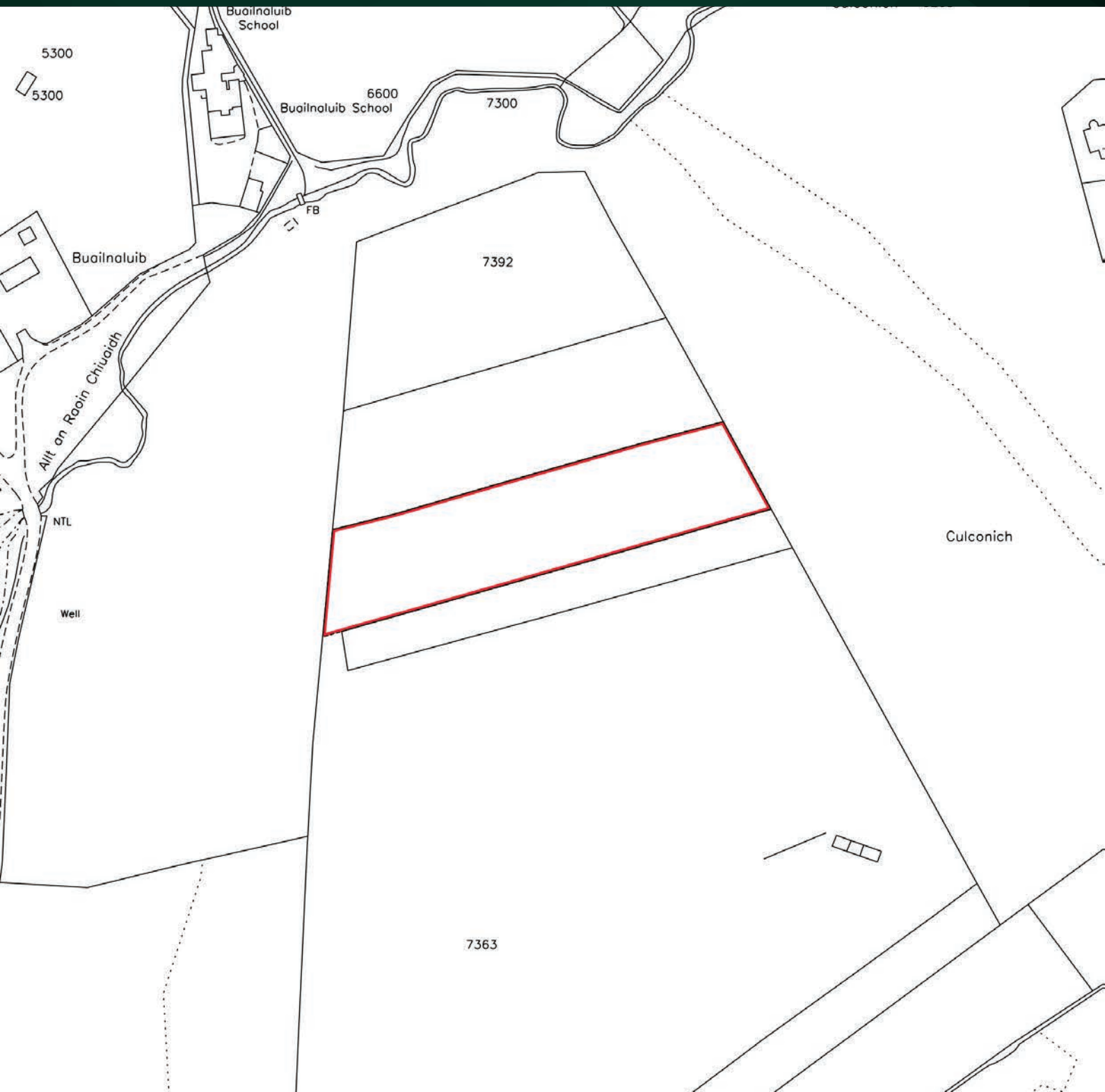




The croft registration number for the land is C2158. The peaceful setting makes it ideal for a buyer looking to utilise the land for crofting purposes or to potentially build a home in the Highlands, subject to the relevant Planning and Crofting Commission permissions. Its location combines natural beauty with a sense of community and tradition, offering the perfect backdrop for those seeking a more self-sufficient or rural way of life.

The croft comes with Planning Permission for the erection of an agricultural building, formation of a private way, parking and utilities (water, electric and drainage). Details of the Planning Permission, reference 22/02581/PNO, can be found on The Highland Council's website.

THE SITE





It is understood that mains water and electricity service connections are available within the vicinity of the site, but no warranty is given, and interested parties should make their own enquiries with the relevant service providers as to the availability of services or any wayleaves that may be required. The property/plot will be served by a septic tank system.

THE LOCATION

This plot provides the ideal opportunity to build your own life in the Scottish Highlands, whether it is an idyllic retreat or a permanent residence you have in mind. Aultbea is a much sought after hidden gem, quality land opportunities present themselves infrequently.





If serenity, peace, tranquillity, and some of the most outstanding scenery in Scotland are what you are seeking for your next home, then Aultbea has it in abundance. Situated overlooking Loch Ewe on the West coast of Scotland in a sheltered sea loch is a three-acre building plot with planning in principle.

The property is only 200m from the seashore offering wonderful unrestricted views of the Isles of Ewe and beyond. Wester Ross is also part of Western Europe's largest area of Dark Skies and sights of shooting stars, and the Northern Lights (Aurora Borealis) can frequently be seen. Known for its outstanding beauty and wildlife, and sightings of pine martens, otters, seals, sea eagles, red deer and wild cats are common. The drive to Inverness, the Capital of The Highlands, is 78 miles via the improved road network. The Scottish Highlands is renowned for its outdoor pursuits with the North-West Highlands often referred to as the last great wilderness in Europe.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Surveyor



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