

Plot of Land at 8A Fraser Court

ULLAPOOL, IV26 2UZ



*Prime Building Plot with Mountain Views in Ullapool:
Previous Planning for a 4-Bedroom Detached Home
(2015) and Current Planning Permission (2023)*



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Welcome to a remarkable opportunity at 8A Fraser Court, Ullapool – a sheltered, bright, and open plot with attractive views of the surrounding mountains. This plot is perfectly positioned with convenient access to local schools, shops, and services, offering both tranquillity and practicality.

THE PLOT





Enjoy views of the nearby mountains, providing a picturesque backdrop to your future home. The plot features existing mature shrubs and fruit trees, adding immediate charm and greenery to your property. Previously granted full planning approval in 2015 (Ref: 15/00443/FUL) for a 4-bedroom property with a wrap-around garden, the plot is well-prepared for your dream home. Utilities including electricity, water supply, and sewage connections have been investigated, ensuring a smooth start for your build. The access route from Fraser Court has been approved as per the current planning in principle approval (Ref: 23/05761/PIP, December 2023).

On-site details include red pegs marking the route of the underground electricity cables, blue pegs outlining the proposed 4-bedroom house from the 2015 plans, and yellow pegs connected with white twine delineating the plot boundaries. This plot is ready for you to bring your vision to life, with the groundwork laid for a seamless development process. Whether you're looking to build a family home or an investment property, 8A Fraser Court offers a unique blend of natural beauty and practical convenience. Don't miss out on this exceptional opportunity to create your dream home in the heart of Ullapool.

* The Seller is also selling a neighbouring property by separate negotiation, which is at 2 Riverview Terrace and is a lovely 4-bedroom detached bungalow.

THE LOCATION

Welcome to the enchanting town of Ullapool, a charming fishing haven situated approximately 55 miles west of Inverness City Centre. Embark on a scenic journey along the A835, winding through breathtaking landscapes—just over an hour's drive filled with captivating places of interest and convenient rest stops on the way. Nestled in one of the least spoiled natural environments in the UK, Ullapool offers a wealth of attractions and activities. The town is adorned with brilliant local amenities, catering to both everyday living and the perfect holiday retreat.





Explore a diverse range of walks in the area, from mountain trails and rocky coasts to long inland footpaths, featuring some of the finest summits in the northwest Highlands. Ullapool serves as an ideal base for venturing into the surrounding countryside and touring Wester Ross and the Highlands. Additionally, a short ferry ride transports you to Stornoway and Lewis in the Outer Hebrides, expanding your horizons.

Golf enthusiasts will be delighted with the local golf course, which not only offers a challenging game but also provides stunning views of the surrounding landscapes. This course is a gem for both seasoned golfers and newcomers looking to enjoy the sport in an unparalleled setting.

Acclaimed as an outdoor paradise, Ullapool showcases a 'Scandinavian twinkle in winter and Canadian-style adrenaline in summer.' Voted one of the UK's top 10 outdoor destinations, the town guarantees an unforgettable experience. Whether you seek adventure or tranquillity, Ullapool invites you to embrace its unique charm and explore the wonders that make it a truly exceptional destination.




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