

# middleton ross & arnot



**Croft Tenancy and Building Plot at 23 Melvaig, Gairloch, IV21 2EA**



De-crofted building plot extending to one third of an acre and crofting tenancy which extends to approx. 6 acres situated in a beautiful rural area with planning in principle for the erection of a dwelling house (lapsed).

The plot and land enjoy wonderful views across the Minch to the Isle of Skye and the Outer Hebrides.



**Offers Around £40,000**

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**Ref: 23**



The building plot is de-crofted and extends to approximately one third of an acre and is in an elevated position enjoying stunning panoramic views across the Minch to The Isle of Skye and the Outer Hebrides. The building plot has previously been granted planning permission in principle for a 1½ storey house, this planning has since lapsed and will need to be reapplied for, details can be found on the Highland Council website planning department ref no: 14/04335/PIP. The croft tenancy extends to approximately 6 acres.

Melvaig is a beautiful rural coastal area of scattered houses and croft land which is 9½ miles from the village of Gairloch which has a number of local amenities including a Post Office, bank, a variety of shops, doctors' surgery, filling station, restaurants, leisure centre and library. There is a daily bus service to Inverness. Both Primary and secondary schooling are available in the village along with a nursery. A short detour off the famous North Coast 500 route. Aultgrishan, Gairloch and the surrounding areas are renowned for their natural beauty and white sandy beaches, there are a wide range of leisure pursuits on your doorstep such as hill walking, bird watching, kayaking, cycling, whale and seal watching, walking and sea or freshwater fishing, a little further along the coastal road takes you to the Rua Reidh Lighthouse.

Directions: On entering Gairloch from the east, turn left just after McColl's shop onto the B8021, the site is approx. 9½ miles along this road.

The croft tenancy is indicated by the blue outline and the building plot is indicated by the red outline on the plan on the right.

There are services nearby.

To arrange a viewing call Middleton Ross & Arnot on 01349 865125  
 HSPC Out of Hours Call 01463 231173  
 Monday to Friday 8am - 9am & 5pm-11pm,  
 Saturday 8am -11pm & Sunday 8am-11pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

The mention of services does not imply that they are in full and efficient working order.

