



Gairloch 20 miles

Garve 25 miles

Inverness 51 miles

CROFT WITH PLANNING FOR RESIDENTIAL SITE KINLOCHEWE, WESTER ROSS

A croft, extending to 1.26 acres (0.51 hectares), (subdivision pending), benefiting from Planning Permission in Principle (ref: 19/00857/PIP) for the erection of a detached dwelling house, ideally situated in the village of Kinlochewe.

Offers invited in excess of £90,000.

DIRECTIONS

Travelling west on the A832 from Achnasheen, travel through Kinlochewe. The Post Office is on the right-hand side and access to the plot is to be taken from the second entrance on the right after this.

GENERAL OVERVIEW AND AMENITIES

The croft extends to 1.26 acres (0.51 ha) or thereby and is mainly down to grass. The land is flat and there are no buildings currently in place. The subjects are fenced on all sides and accessed from the southern boundary. The croft benefits from Planning Permission in Principle for a residential dwelling.

The croft sits within the picturesque village of Kinlochewe and to the west of the Beinn Eighe Nature Reserve. The site enjoys fantastic views of the surrounding mountains.

Local amenities in Kinlochewe include a village shop, Post Office, petrol station and primary school. Further services are available in Gairloch and Lochcarron, whilst Inverness provides all the facilities of a major town, including an international airport, hospital and rail links throughout the UK.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Tel: 01349 886606
www.highland.gov.uk

POSTCODE

The postcode for the property is IV22 2PA.

SITE AND PLANNING PERMISSION

The croft extends to 1.26 acres (0.51 hectares), currently grazing land with Planning Permission in Principle for a residential dwelling.

An application to sub divide the current croft is with the Crofting Commission.

The terms under which planning consent was granted are contained in the Decision Notice of Highland Council Planning Review Body.

The Planning Permission in Principle (ref: 19/00857/PIP dated 28th May 2019) and associated plans can be inspected by arrangement with the selling agents.

The purchaser will be required to comply with all conditions and reserved matters contained within the planning consent to the satisfaction of the Highland Council.

ADDITIONAL LAND

An additional area of land extending to 1.59 acres (0.643 hectares) or thereby may be available, subject to separate negotiation. The additional land is located to the east of the subjects for sale and is a registered croft, Anancuan, Kinlochewe.

ACCESS

Access to the site is to be taken from the A832 Achnasheen to Torridon road by way of a new private access track.

SERVICES

Water and electricity are understood to be in close proximity to the site and the purchaser will be required to bear the cost of connection to the main supplies. Drainage will be to the mains drainage system.

The seller will reserve servitude rights to install services through the subjects.

CROFTING INFORMATION

There are no common grazing shares included within the assignation.

Assignations of crofting tenancies require approval from the Crofting Commission. Those unfamiliar with crofting should seek advice from their solicitor or the Crofting Commission.

VIEWING

Interested parties may view the site by prior arrangement with the selling agents, Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

Please note that viewings must be by prior appointment only.

ENTRY

Entry to the site will be arranged at a date to be mutually agreed with the vendors.

OFFERS

Offers in excess of £90,000 (NINETY THOUSAND POUNDS) sterling are sought. All offers should be submitted in Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Fax: 01343 890222. Email: mail@bowlts.com.

It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should

register their interest in writing with the selling agents.

The vendors will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us.

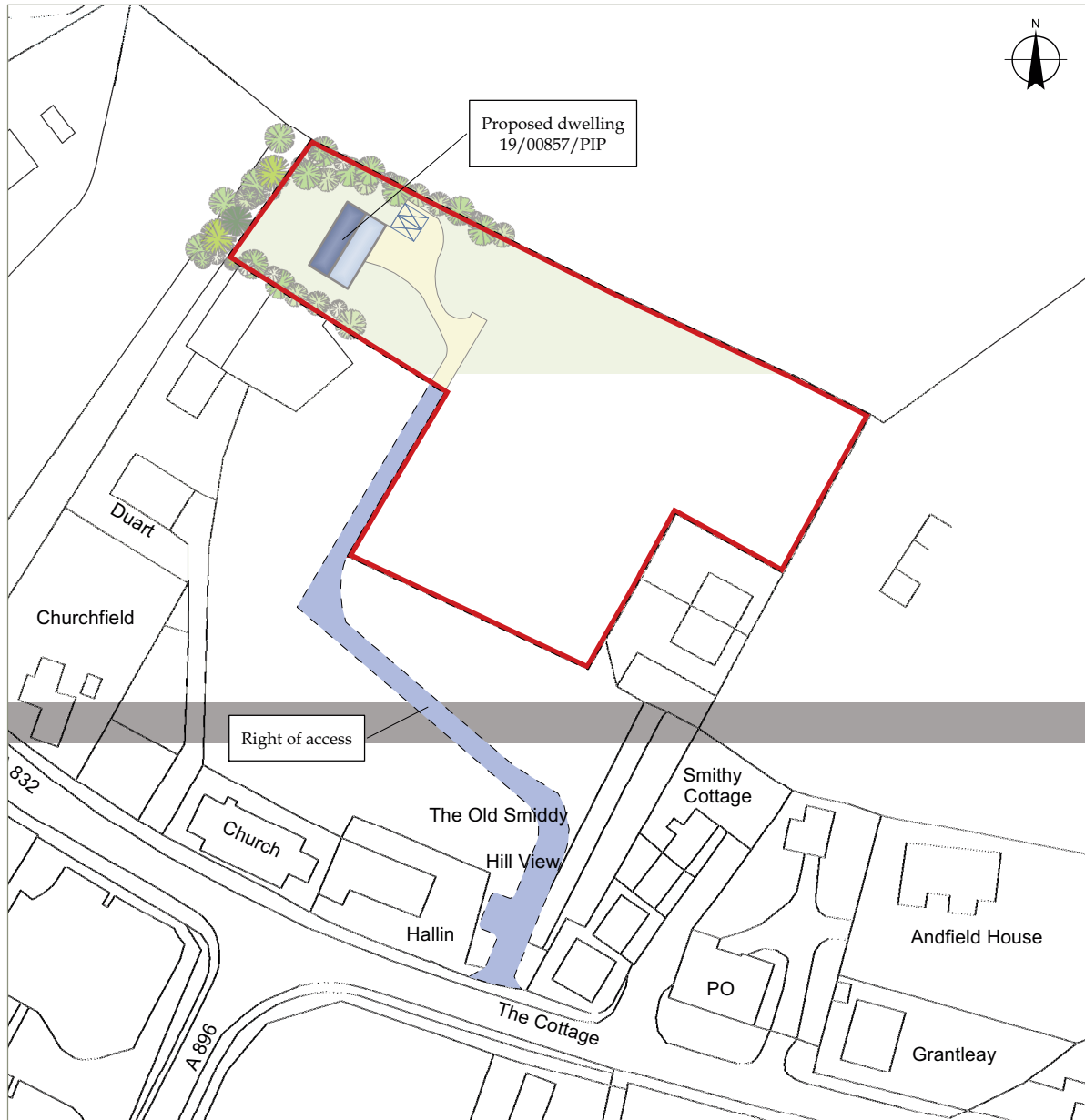
It is recommended that interested purchasers register their interest in this property in writing by letter or by telephone, rather than relying on email.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering regulations and checks against the intended purchaser or nominee, along with any other documentation which may be required to support conditional offers submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyor may hold your details on file unless instructed otherwise.



House site and land at Kinlochewe



Site Area (Approx): **0.51Ha**

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 Site Boundary

DO NOT SCALE FROM THIS PLAN



- Wayleaves and Compensation Claims • Telecom Masts • Sales, Purchases and Lettings • Contract Farming •
- Farm Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •