

**Land at Achnasheen  
IV22 2EE**

**REDUCED IN PRICE FROM £125,000**



**A rare opportunity to purchase an area of land extending to approximately 1.3 acres centrally located in the village of Achnasheen within walking distance of the train station. The land offers the potential to be utilised in a number of ways including for business and/or residential purposes subject to gaining the relevant permissions and warrants. The land may be purchased under the following options:**

**Lot 1 – Plot 1 @ £45,000, Lot 2 – Plot 2 @ £45,000 or Lot 3 – Plots 1 & 2 @ £75,000**

**FIXED PRICE FROM £45,000**

HSPC Reference: 54562

**The Property Shop**, 47 Church Street, Inverness  
**Telephone:** 01463 225 533    **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)



## LOCATION

Achnasheen lies just over 40 miles north west of the city of Inverness on the A832. At Achnasheen the road splits in two with A832 continuing west to Kinlochewe, Gairloch and beyond and the road to the south west (the A890) leading to Strathcarron and which is the traditional route to the Kyle of Lochalsh and the Isle of Skye. A popular destination for tourists the area is renowned for its natural beauty and abundance of wildlife.

## GENERAL DESCRIPTION

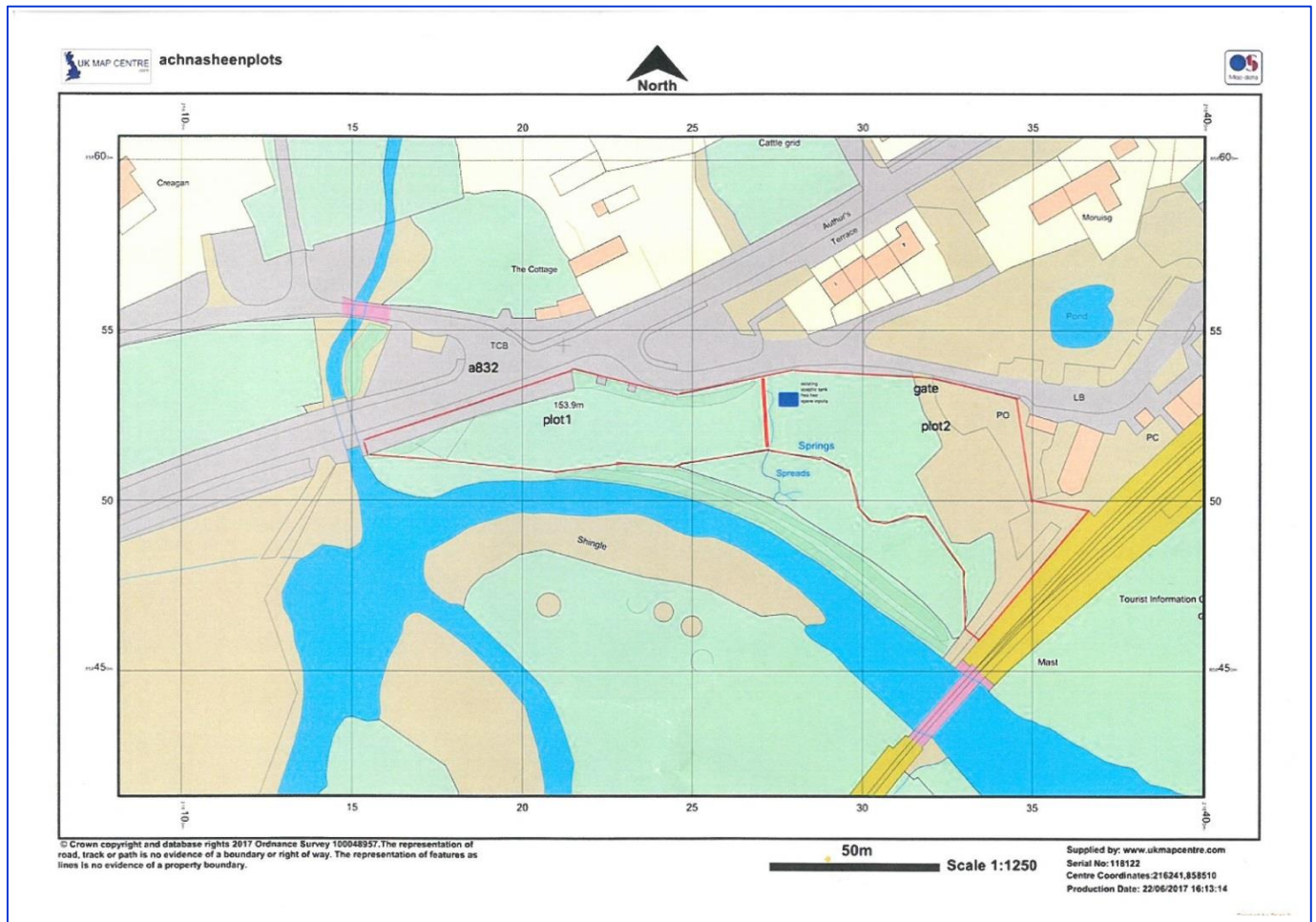
The land that extends to approximately 1.3 acres lies to the south side of the A832, between the public road to the tourist information centre and the River Bran and can be accessed via a gate from Aurthur's Terrace. It is within close proximity of the railway station and from it views can be enjoyed over the surrounding countryside. Although the land is currently unserviced it is believed that services are located nearby. The current owners have sought pre-planning application advice (Reference No. 17/02860/PREAPP) for the construction of two ecobuild dwellings and it has been intimated that the total area of land could support up to four dwellings, or for the siting of a dwelling plus glamping accommodation/yurts. The



successful purchaser would be required to submit a planning application for approval before any development could commence.

## VIEWINGS

Viewers are invited to visit the plot at their leisure.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Munro & Noble**

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.