



Plot at 17 South Erradale, GAIRLOCH, IV21 2AU

Offers Over £80,000

REF: 61248



This building plot is located in the small rural hamlet of South Erradale close to the highly popular West Coast village of Gairloch. The purchase of this plot is ideal for someone looking to live within a thriving crofting community with nearby village facilities. The plot extends to approximately 0.102 ha (0.25 acres) and comes with full planning permission for the construction of an eco-friendly, timber clad dwelling. Full details of the planning permission can be found on the Highland Council website, Ref 23/02211/FUL. We understand electricity and water are available close by and drainage would be by way of septic tank.

South Erradale is set among some of the most spectacular scenery on the West Coast of Scotland, with many unspoiled sandy beaches and outdoor activities available nearby, including fishing, hill walking, sailing and whale watching excursions. The nearby village of Badachro with its renowned Badachro Inn and Restaurant also has a village pier, ideal for recreational sailing. The village of Gairloch is approximately 7 miles away and offers an excellent range of facilities including supermarkets, hotels, restaurant, garage, Post Office, bank, health centre and small selection of retail outlets. The village also boasts a 9-hole golf course, horse riding, sports/leisure complex, community hall and stunning beach. Both primary and secondary education are available in Gairloch.

Inverness, the main business and commercial centre in the Highlands is approximately 74 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.



**Services**

Mains water, electric and septic tank drainage. It is the responsibility of the purchaser to connect the services.

**Access**

It is the responsibility of the purchaser to create an access to the plot as per the planning conditions.

**Boundaries**

The boundary is fenced off on-site, as per the attached plan. The purchaser shall satisfy themselves in this regard.

**Post Code**

IV21 2AU

**Entry**

By mutual agreement

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

RC/JD/KENNO146/1

**Price**

Offers Over £80,000

**Directions**

From Inverness follow the road West towards Gairloch. Before you reach Gairloch turn left over the small stone bridge, signposted Badachro and Red Point. Continue along the single track road for approx 7 miles until you reach South Erradale. At the cross roads (just before the red post box) turn right, the plot is fenced off and located on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

