

Plot At 300 Clashnessie, Stoer, Sutherland, IV27 4JF

OIRO £70,000



Full Description

About Property

Nestled in the tranquil rural community of Clashnessie, this attractive plot offers an exceptional opportunity to create a bespoke home in one of the most scenic areas of the Northwest Highlands. Also available is a croft, extending to approximately 6.78 ha, which will be transferred as an owner occupied croft. Set just 8 miles from the village of Lochinver and within walking distance of the stunning Clashnessie Beach, the location combines peaceful countryside living with easy access to local amenities and is perfectly positioned along the renowned North Coast 500 route. The croft land has potential for further development and represents an ideal lifestyle change for someone seeking a more sedate pace of life within a thriving crofting community. The plot can be sold separately or along with the croft land.

The plot forms part of Croft 300 Clashnessie and extends to approximately 0.44 acres. Full details of the planning consent can be found on the Highland Council website under reference 25/01172/PIP. Services are

available nearby, and it will be the responsibility of the purchaser to arrange and fund the necessary connections. Interested parties should make their own enquiries with the relevant authorities regarding availability and costs. Only by viewing can you truly appreciate the unique location and the stunning scenery on offer.

An application for the decrofting of the plot has been submitted to the Crofting Commission. The sale of the plot will proceed by way of a nominee conveyance by the landlord and will be subject to the landlord's terms and conditions of sale.

Clashnessie is an ideal retreat for those wishing to enjoy a rural lifestyle, with excellent loch and sea fishing nearby and within easy reach of a number of beautiful sandy beaches. Lochinver, approximately 10 miles away, is a small fishing village offering a range of local facilities and amenities including shops, a butcher, newsagent, petrol station, Post Office, doctor's surgery, and Leisure Centre. The village is renowned for its award-winning restaurants and a variety of local dining options. Primary education is available at Lochinver Primary School, while secondary education is provided at Ullapool High School, with transport available for pupils.

Further shopping and services can be found in Ullapool, approximately 46 miles away, including supermarkets, shops, restaurants, a bank, pharmacy, and a Leisure Centre with swimming pool. A daily bus service runs from the village to Ullapool and, seasonally, to Inverness.

The Highland capital, Inverness (approximately 96 miles away), offers a full range of city amenities including shopping centres, recreational facilities, and a wide selection of hotels and restaurants, along with excellent road, rail, and air links to the South and beyond.

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