



Croft 19, Melvaig, Gairloch, IV21 2EA

Offers Around £56,000

This owner occupied croft is 9½ miles from Gairloch and extends to approx. 0.92 acre and is in an elevated position on the stunning coastline at Melvaig offering panoramic uninterrupted views across the Minch to the Isle of Skye and the Outer Hebrides.

The croft has planning in principle for a dwelling house which expires in April 2025.



01349 865125

middletonross.co.uk

REF 40
HSPC 56227





Owner occupied croft which is 9½ miles distant from Gairloch and extends to approx. 0.92 acre in an elevated position on the coastline at Melvaig offering beautiful panoramic views across the Minch to the Isle of Skye, the Outer Hebrides and the Melvaig coastline. Melvaig is a rural coastal area of scattered houses and crofts

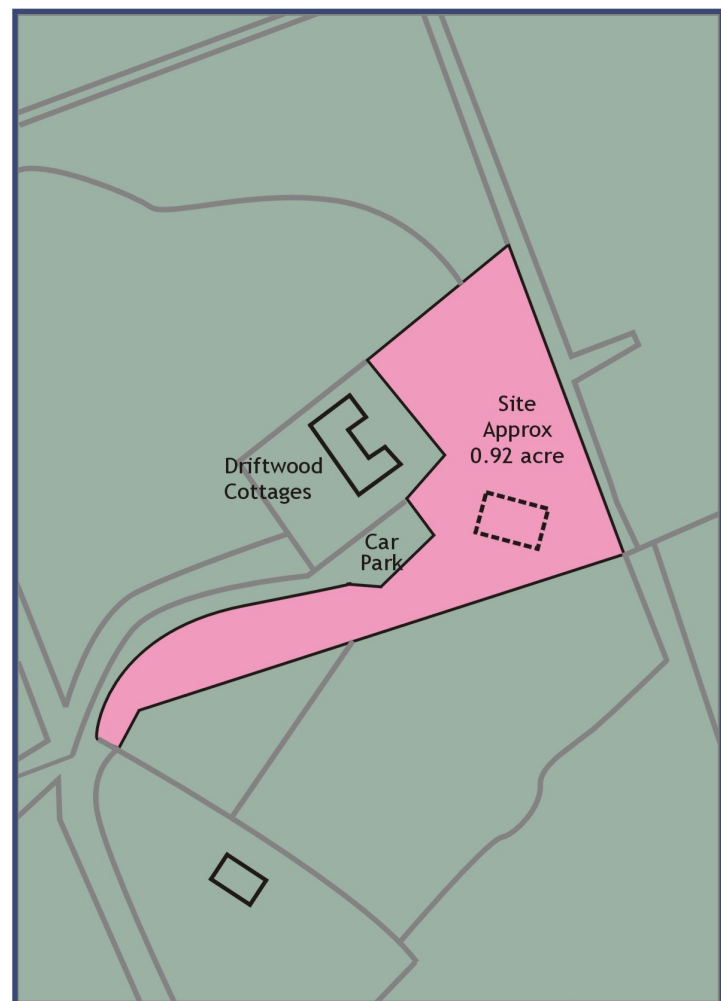
The croft which is infilled with pink on the plan with house site indicated by a dotted line, is fenced off and has outline planning permission for a single storey house details of which can be found on the Highland Council website (planning application number 22/00600/PIP. There is a water connection on the site and other services are nearby. There is a possibility of building grants being available from the Crofting Agricultural Grants (Scotland) Scheme, look up www.ruralpayments.org and more general information regarding crofting regulations can be found at www.crofting.scotland.gov.uk or www.crofting.org

Directions: Travelling west on the A835, turn left onto the A832 just after Garve. Continue along this route until you reach Gairloch, turn left just after the Morrisons store onto the B8021, approx. 9 miles on you will come to a junction with a post box, turn right and go on to the fork, turn left and go to the end of the road, there is a small parking area, the croft is through the gates ahead and to the right.

What3words location: **///newly.flitting.playback**

You are welcome to visit the site, any enquiries should be directed to **Middleton Ross & Arnot** on 01349 865125

Email: 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, sent to our Dingwall office and emailed to property@middletonross.co.uk. The mention of services does not imply that they are in full and efficient working order.



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