



Building Plot, Laid, Loch Eriboll, Sutherland, IV27 4UN

Offers Around £40,000

- Building plot which extends to almost ½ acre in the stunning remote township of Laid which is on the shores of Loch Eriboll in Sutherland, an area of beautiful and unspoilt wilderness. There are breathtaking views of the loch, the isle of Eilean Choraiddh and Ben Hope beyond the loch.

01349 865125  
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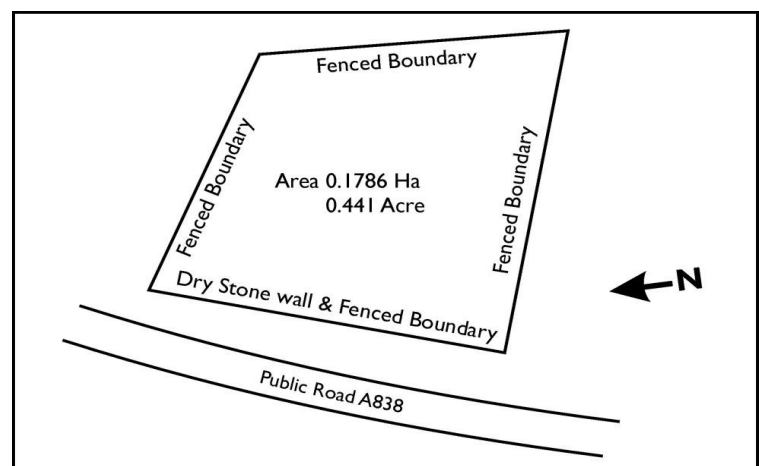




The plot is situated in a beautiful remote spot with spectacular views of the surrounding area. The location is ideal for those who are seeking a change of lifestyle. The plot is approximately 8 miles from the village of Durness where there are two convenience stores, petrol pumps, a doctors surgery, a well regarded 18 hole golf course and a new village hall. Primary schooling is also available in the village while the Secondary school is in Kinlochbervie (approx. 26 miles away), transport is provided to both. There are hotels and restaurants dotted along the north coast and some beautiful secluded white sandy beaches. There is not a regular bus service but transport to nearby villages can be provided by the school bus. The mobile library visits every three weeks. There may be some new employment opportunities in the area as of 2015 with the development of a new distillery. An extensive range of amenities, shops and National supermarkets can be found in Thurso, which is 68 miles distant. Inverness, the capital of the Highlands is approx. 110 miles away and Dingwall approx. 97 miles.

The plot has previously had planning for the erection of a new dwelling house which has now lapsed, a new application would need to be sought. With negotiation, efforts will be made by those who manage the woodland to maintain a view from any property

Directions: From Inverness, take the A9 North to the Tore Roundabout and continue straight over to the Cromarty Bridge. At the roundabout after the bridge turn right continuing on the A9, turn left onto the B9176 towards Bonar Bridge, the road merges and continues on to the A836. At Bonar Bridge, cross the bridge and turn left continuing on the A836 to Lairg, at Lairg turn left onto the A838 for half a mile then left again to stay on the A838 continue on for 35 miles, on arrival at Laxford turn right continuing on the A838. When you get to Durness continue on the A838 for 7.2 miles. There is a modern white house on the left, the plot is imme-



**Services:** Mains water and electricity nearby.

**Drainage requirements** would be to a septic tank.

**To view** call Middleton Ross & Arnot on 01349 865125

**Email:** [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

**Text:** 07774 419811

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](mailto:property@middletonross.co.uk).

The mention of services does not imply that they are in full and efficient working order.