

# Building plot

120M NW OF 159 OLDSHOREMORE, KINLOCHBERVIE, IV27 4RS



*A BRILLIANT PLOT OF  
LAND, 0.4 ACRES*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



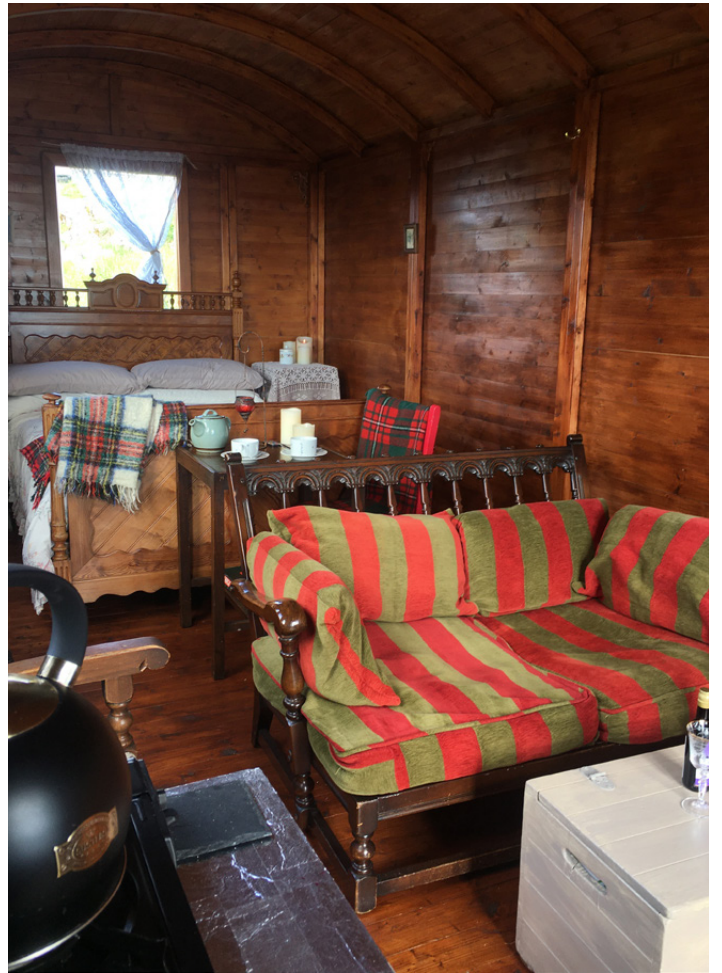


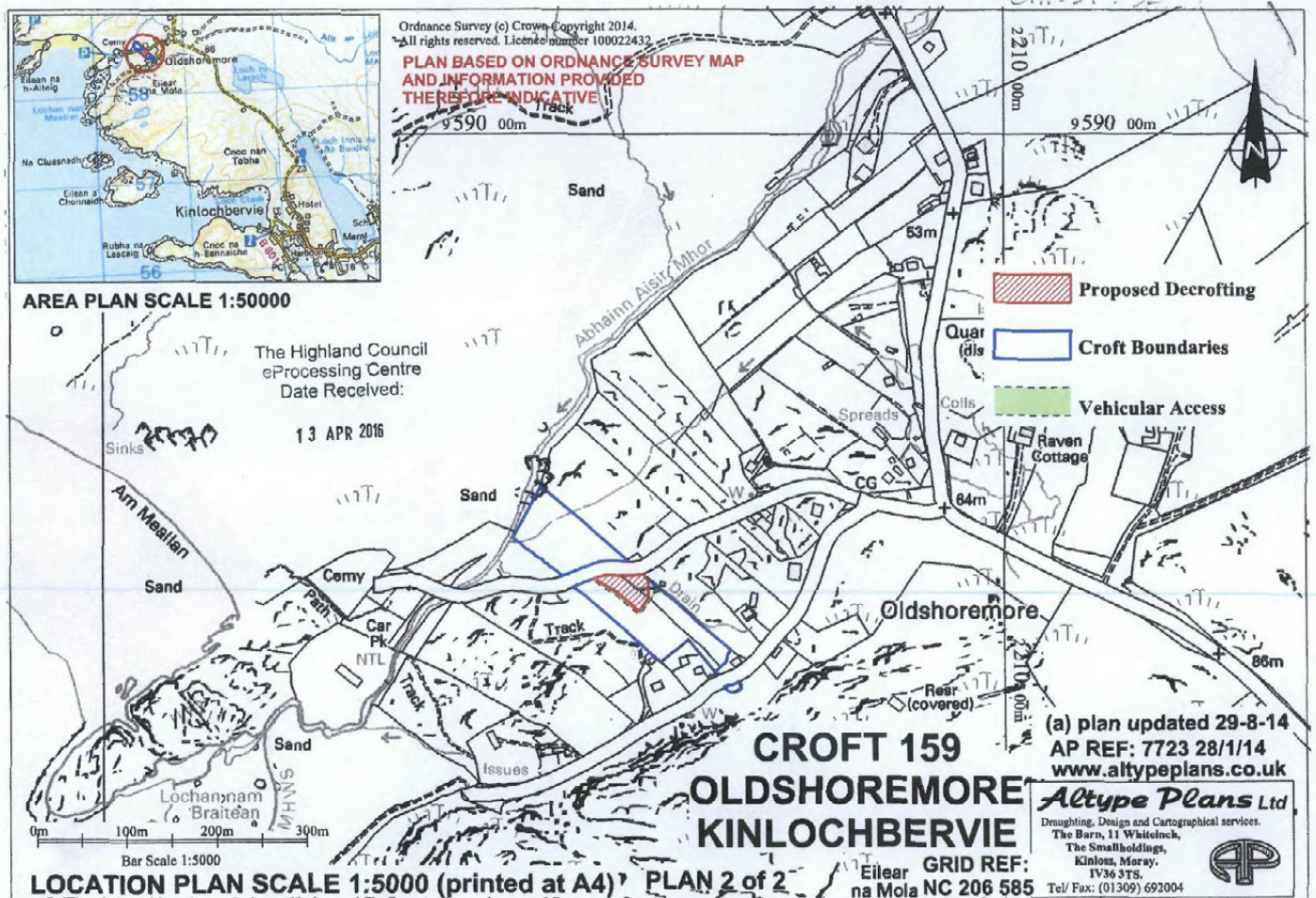
---

Embrace the extraordinary at 120M NW of 159 Oldshoremore Kinlochbervie, where a world of possibilities awaits on this decrofted land with truly breathtaking, unobstructed views. What sets this land apart is its previous planning permission for a detached dwelling, identified as Planning Ref: 16/01673/FUL. This means your vision of a Highland home is closer to reality than you think, but this will require reapplication for planning and subject to being approved once again.



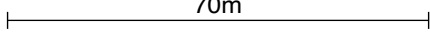
Positioned just a stone's throw from the famous NC500 route, this location not only provides stunning vistas but also offers seamless access to the heart of the Highlands. Whether you seek adventure or tranquillity, the Highlands are at your doorstep. As a bonus, this land includes a static caravan that the current owners are willing to leave in place. Whether you choose to use it as temporary accommodation or a cozy getaway, it's a delightful addition. But there's more, the adjacent field hosts a thriving wagon business, a potential source of substantial income. The current owners are open to discussing a rental arrangement for this business with the future landowner, offering a lucrative opportunity. Seize the chance to own this remarkable piece of land with limitless potential. The owners are ready to engage in conversations about the wagon business rental agreement.

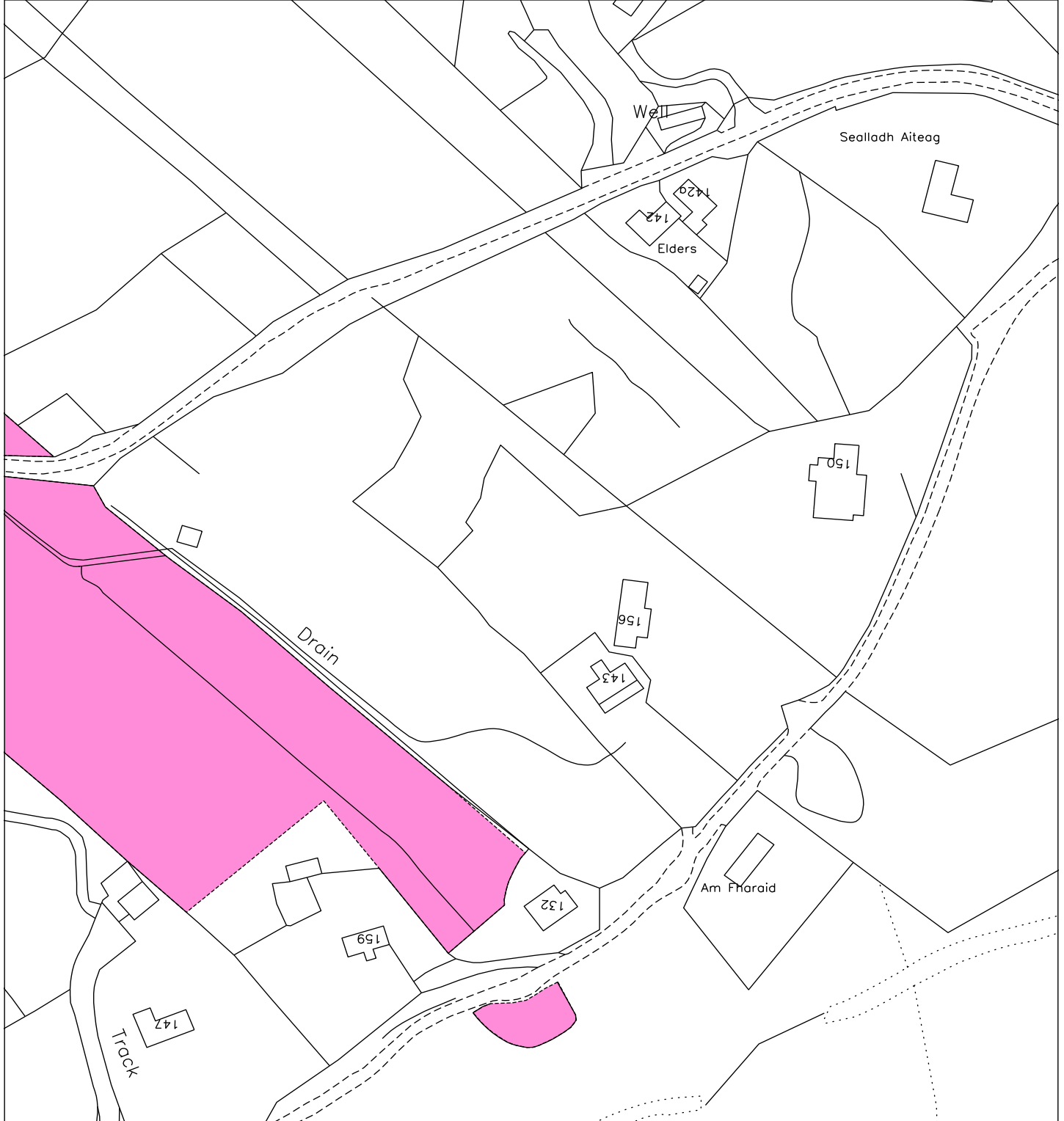
---

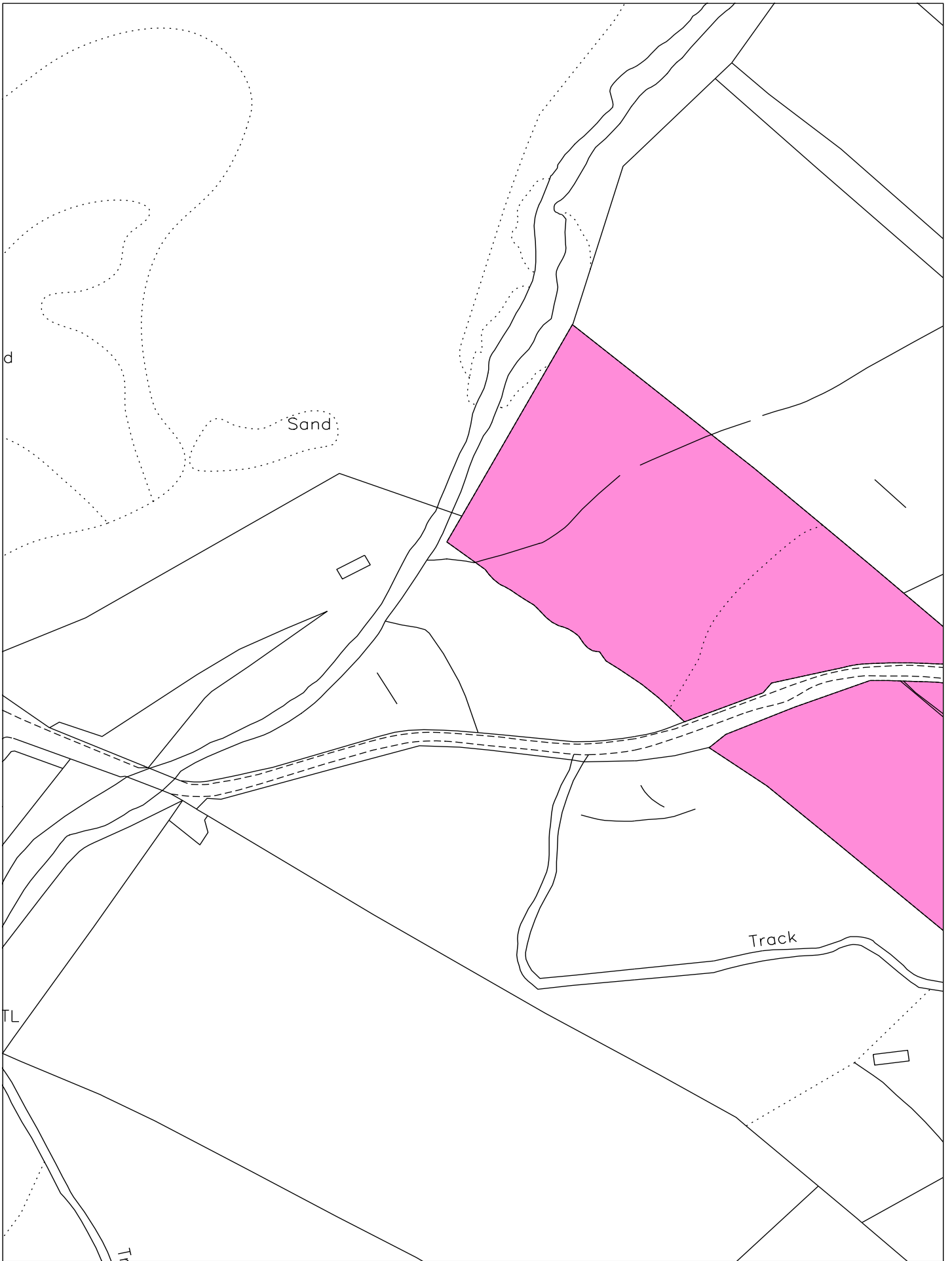




00001

 <b>LAND REGISTER OF SCOTLAND</b>	Officer's ID / Date	TITLE NUMBER
	6553 9/12/2019	<b>STH5526</b>
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
	NC2058 NC25NW	Survey Scale 1/2500
<small>CROWN COPYRIGHT © - This copy has been produced from the ROS Digital Mapping System on 11/12/2019 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.</small>		







---

This brilliant plot of land is perfect for those who appreciate some of Scotland's most stunning landscape and its fine sandy beaches of the northwest tip of Sutherland, there is one of the areas very best beaches close by in Oldshoremore beach. This spot is perfect for any nature lover, the occasional stag wandering past or a golden eagle overhead is not unusual and, without light pollution, there is a fair chance of sighting the Northern Lights in winter months.

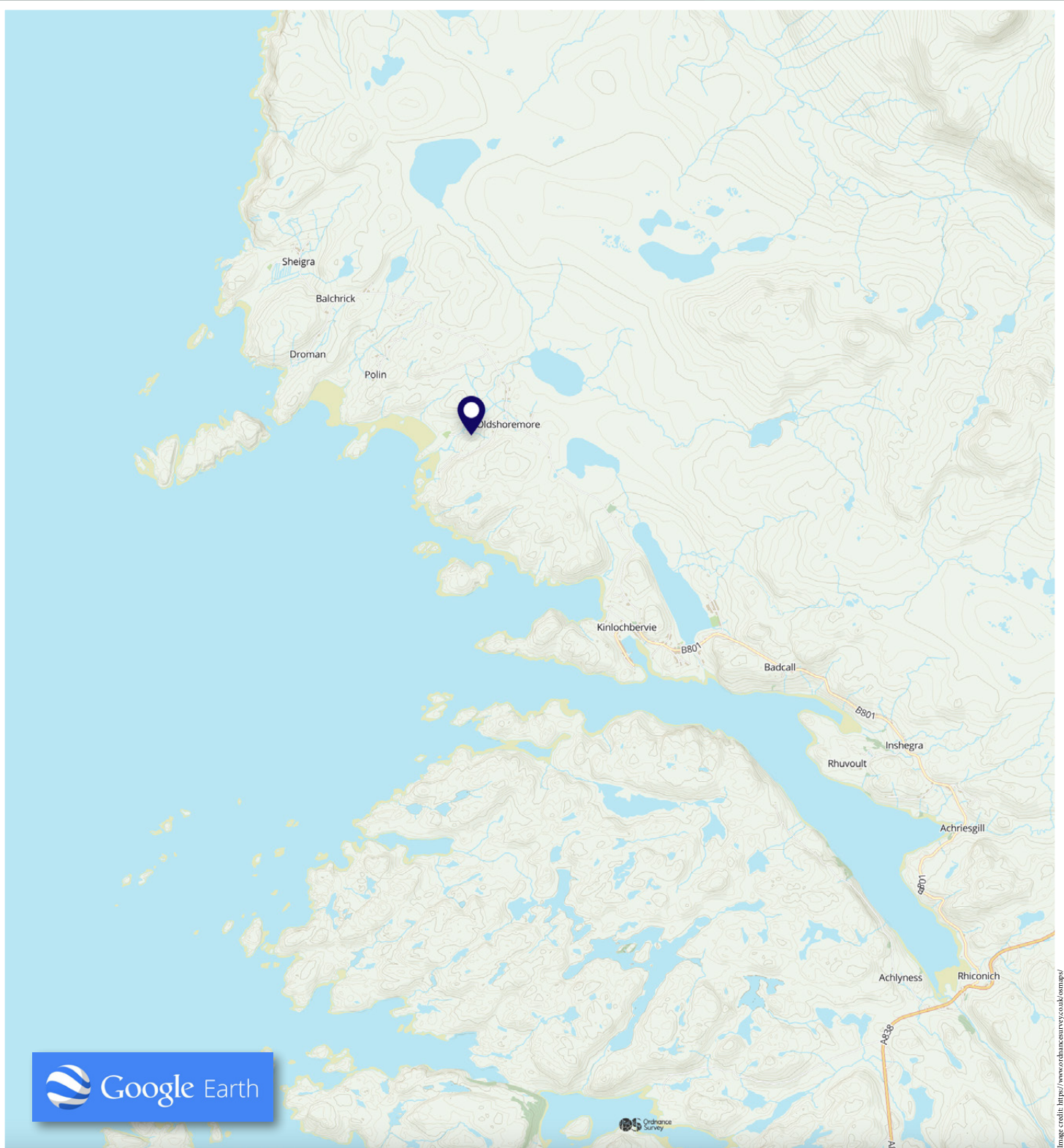
The conveniences of modern life are at hand with Kinlochbervie and Badcall Inchard. Between them, they offer a medical centre, grocery/newsagent stores, fuel station/hardware outlet and post office, ships chandlery, gift shops, cafe and daily click and collect grocery deliveries to a central collection point by a major supermarket chain.

The Scottish Highlands, without a doubt, provide fabulous opportunities for outdoor activities with the ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, boasting the most beautiful beaches and mountains in Scotland

---







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.