



Plots 1 & 2 Land West of 26 Altass,
Rosehall, Sutherland, IV27 4EU

Plot 1 – Offers over £65,000
Plot 2 – Offers over £55,000



A rare opportunity has arisen to purchase a development site or sites which presently have Planning Permission In Principle for the erection of one dwellinghouse on each site. Full details of both planning consents can be found on the Highland Council website under reference 25/02905/PIP (Plot 1) and 25/02906/PIP (Plot 2). Situated in a prime countryside location in the scenic rural community of Altass, the sites enjoys superb open views across to Loch Shin and the hills beyond from its elevated position and combines countryside living with easy access to local amenities in the

nearby villages of Lairg and Bonar Bridge. These plots will appeal to those seeking a relaxed, outdoor lifestyle within a welcoming crofting community.

PRICE:

Plot 1 – Offers over £65,000.00

Plot 2 – Offers over £55,000.00

LOCATION

The plots are located within the rural scattered township of Altass, Rosehall and afford access by road to the nearest villages of Lairg and Bonar Bridge in which

local facilities are available. Lairg is a small village in the Scottish Highlands, often described as the “Crossroads of the North” because of its central location and good road and rail links across Sutherland and beyond. Nestled on the southern shores of Loch Shin, it's surrounded by dramatic landscapes of lochs, forests, and rolling hills, making it a popular spot for fishing, walking, and wildlife watching. This attractive area is an ideal location for exploring the North and West Highlands and a number of leisure pursuits, including a 9 hole golf course and fishing are available in the surrounding area.

Primary school education is available in both Lairg and Bonar Bridge with Secondary pupils being transported approximately 12 miles to Dornoch Academy. Inverness, the Highland capital, is approximately 1 hour's drive away.

WHAT3WORDS

Emeralds.comment.shifts

SITE

Plot 1 extends to approximately 0.78 acres or thereby
Plot 2 extends to approximately 0.5888 or thereby

PLANNING PERMISSION

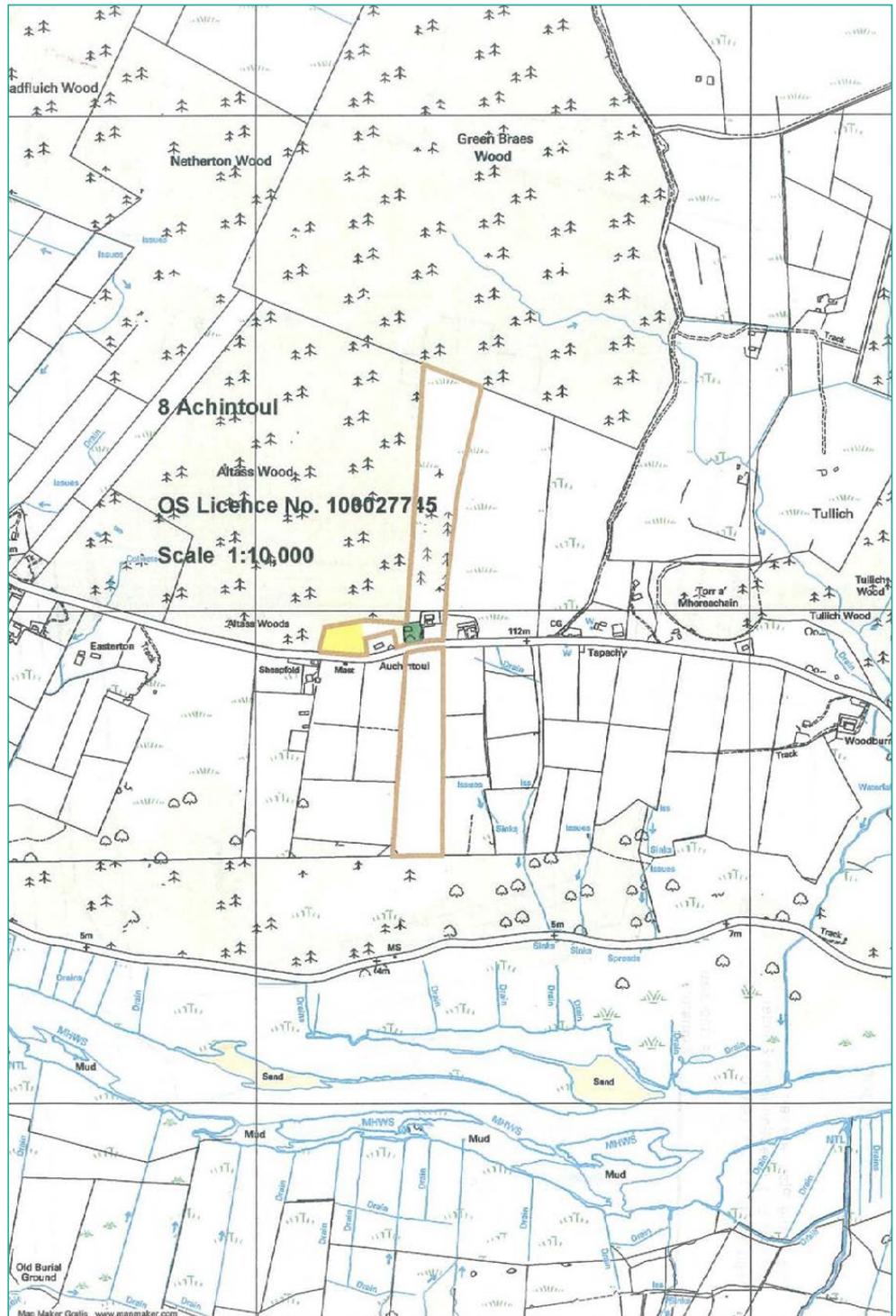
Each site benefits from Planning Permission In Principle for the erection of one dwellinghouse.

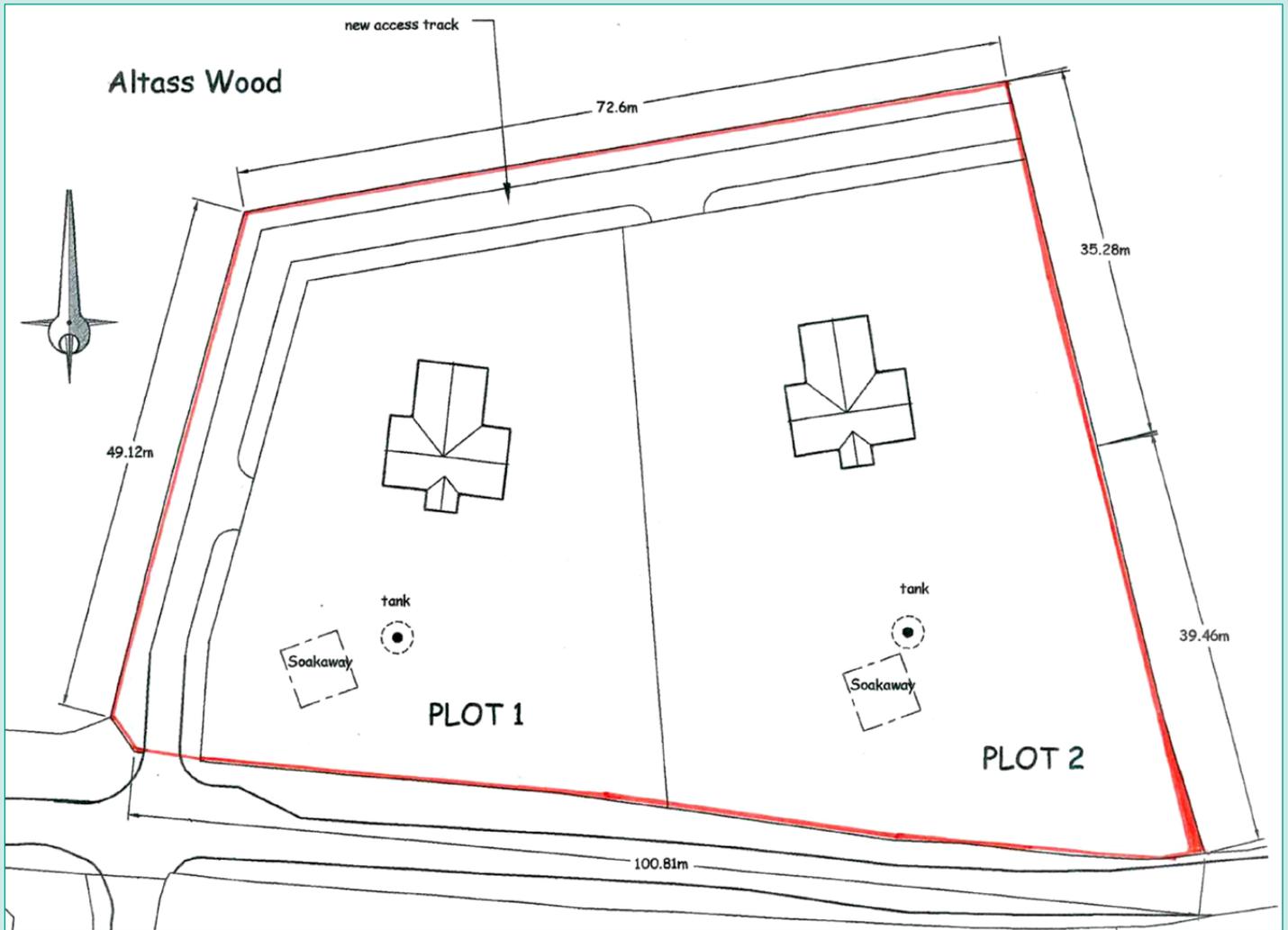
SERVICES

Services are available close by 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.

ACCESS

Access is proposed to be shared. The plots are adjacent to an adopted public road.





BOUNDARIES

The boundaries are as shown on the site plan.

ENTRY

By negotiation.

VIEWING

Please contact Arthur & Carmichael Property Department on 01862-810202

PRICE

Offers over £65,000.00 (Plot 1) and Offers over £55,000.00 (Plot 2) in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.



These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.



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