



# The Isle of Skye Estate Agency

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## Plot at Cuaig, Applecross, IV54 8XN.

0.061 Acres or thereby (TBC by title deed)

Peaceful Setting

Permission for 1 & 1/2 storey cottage

Planning Permission Ref: 17/00053/FUL

**Offers Over £70,000**

Walking Distance to Cuaig Beach



## Details:

Fantastic opportunity to acquire a building plot extending to approximately 0.061 acres or thereby (to be confirmed by title deed) located in the scenic village of Cuaig on the picturesque Applecross Peninsula.

The site is located in a very peaceful and tranquil setting and offers views over the surrounding area, just a short walk from the stunning sandy beach of Cuaig Bay. The subjects for sale were previously granted full planning permission for the erection of a 1 & 1/2 storey cottage in 2017. The house site and garden grounds extend to approximately 0.061 acres or thereby (to be confirmed by title deeds).

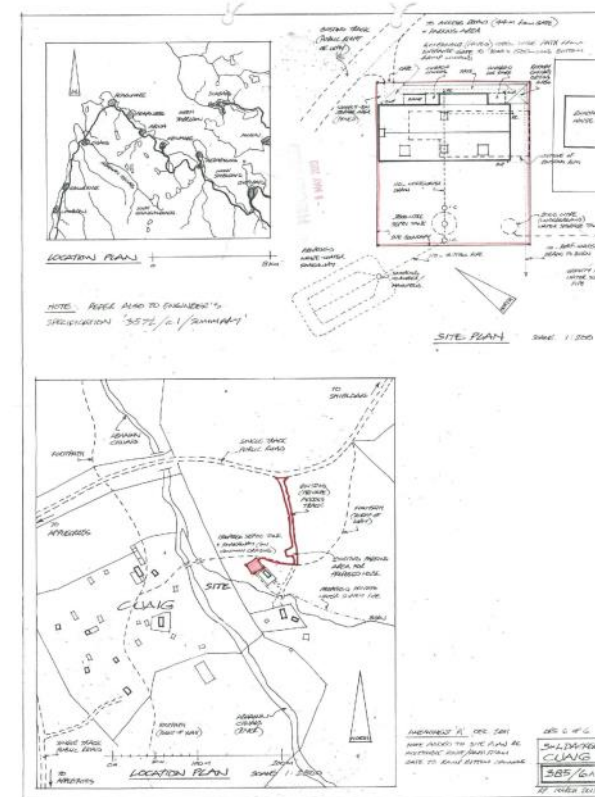
The building plot is level and retains stone from the now demolished original building which can be used for the construction of the new cottage. There is a right of access from the public road with a parking area situated close to the site. There is mains electricity adjacent to the plot and water will be from a private supply. The site is ideally positioned to take advantage of the peaceful surrounding offer and provides a fantastic opportunity to create a bespoke home. Viewing is highly recommended.

## Planning Permission:

Full planning permission was previously granted on 13th March 2017 for the erection of a 1 ½ storey cottage under planning reference number 17/00053/FUL. Interested parties are advised to contact Highland Council Planning Department directly by telephone at 01349 886608.

## Location:

The Applecross Peninsula is famous for its spectacular and remote setting, breathtaking coastline and picturesque villages. The plot lies on the popular route of the North Coast 500 which attracts tourists from all over the world. This area provides a wonderful atmosphere and from where the plot lies it can be accessed via the breathtaking road 'Bealach na Ba' from where panoramic views can be afforded. The Peninsula offers a wide variety of activities which include walking, climbing, cycling, sailing, fishing and kayaking. A large variety of wildlife can also be seen from the area. There is a school and village shop located nearby, a resident doctor, a petrol station and the very well known Applecross Inn located approximately 10 miles from the plot.



## Entry:

By mutual agreement.

## Services:

Services are believed to be on site. It is the responsibility of any prospective purchaser to assure themselves of the availability of such services and for the costs of installation.

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the

## The Isle of Skye Estate Agency

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