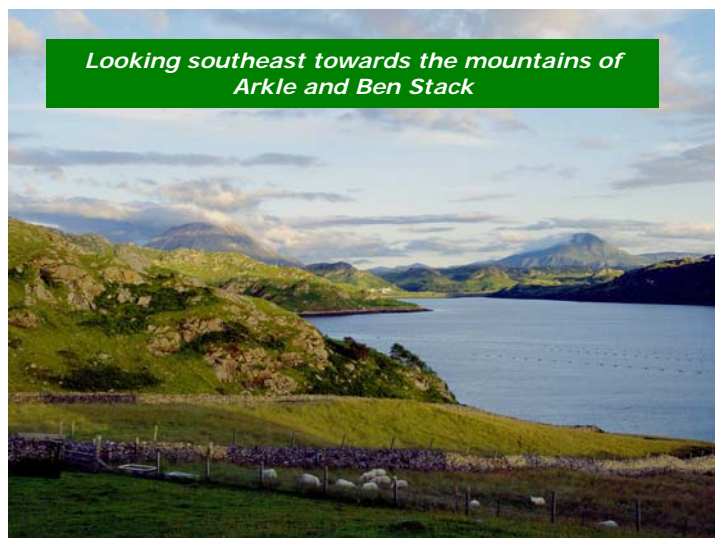


PLOT FOR SALE RHUVOLT, RHICONICH, NR. KINLOCHBERVIE LAIRG, SUTHERLAND, IV27 4RH



Looking southeast towards the mountains of Arkle and Ben Stack



Looking west across Rhuvolt peninsula towards Atlantic. House site and adjoining croft land are outlined in red.

Overview: A most desirable de-crofted house site situated in a sunny elevated position affording fantastic views with Outline Planning Permission for one dwelling in an unique location on the southern shores of Loch Inchar. The house site, roughly square in shape, extends to approximately 0.115 hectare. The adjoining croft land extends to approximately 0.792 hectare.

Location: Rhuvolt is a very small township situated on a peninsula extending into Loch Inchar. The township is approximately two and a half miles from the port of Kinlochbervie where there are ample shopping facilities, a petrol station and post office. Primary and secondary schooling exists in Kinlochbervie. To the west of the main town lies smaller townships with secluded and clean south facing beaches at Oldshoremore and Polin. Some fifteen miles to the North lies the town of Durness which is popular with beach lovers, whilst approximately ten miles to the south lies the village of Scourie. The port of Ullapool is within easy reach being approximately an hour and a half's drive. Further to the north west a four and half mile trek will take ramblers to Britain's most secluded beach at Sandwood Bay. North West Sutherland is renowned for its spectacular mountain scenery and beautiful coastline. The area is popular with walkers and mountaineers; fishermen come to the excellent salmon and sea trout rivers whilst stalking is available from local estates.

From Inverness take the A9 north to the Tore roundabout and continue on the A835 to Ullapool. Follow the A835 north and join the A837 signposted to Kinlochbervie. At the Rhiconich Hotel turn left onto the B801 and continue for approximately two miles passing through the village of Achriesgill until you reach Inshegra. Turn left at the signpost for Rhuvolt onto a single track road and continue for some 400 yards with the house site situated on the left between two croft houses. There is a parking bay some fifty yards before the house site.

Please remember to close gates behind you and if you are taking a dog please keep it on a lead. Cattle graze the surrounding land. Please follow the Countryside code.

Description: The site comprises a roughly square area of ground on a slight slope. It is enclosed by a mixture of dry stone dyke and timber post and galvanised wire fencing. A stock proof metal gate accesses the site from the single track road. A large static caravan is in situ and forms part of the sale. The site is overgrown with rough grass and rushes. The house site covers approximately 0.115 hectare in area. Water, electricity and telephone services are available in the immediate vicinity. Outline Planning Permission for the erection of a house (up to one and a half storey) with garage was granted in September 2006 under Planning Reference no. 06/00305/OUTSU, details of which are available at our offices. Further, Planning Permission was granted in August 2004 under Planning Reference 04/00301/FULSU for the siting of a residential caravan and the installation of a septic tank. It will be the purchaser's responsibility for the construction of an access road to the site and for the installation and connection to services. A further piece of land approximately 0.792 hectare in area is separated from the house plot by a timber and wire fence with wooden gate. This land continues south and borders Loch Inchar. A disused barn also occupies the croft land to the west.

Price: Offers over £65,000 are invited.

Viewing: Interested parties should contact Marwicks Solicitors (0131) 556 5938 in the first instance.

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