



POOLEWE ACHNASHEEN | OFFERS OVER £105,000  
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# POOLEWE

## ACHNASHEEN

£105,000

Located on the outskirts of the picturesque village of Poolewe on the north west coast of Scotland, are 4 fully serviced sites (1, 4, 5 & 7 as per plan) offered 'For Sale' with Myfanwy Ann Rowe of AMAZING RESULTS!™ Estate Agents. The building plots offered for sale are part of a 7 property development, and each plot is approximately 1/3 of an acre. An access road is prepared with all mains services brought in to the development for connecting up to each plot.

The front and rear plots will benefit from the fabulous views across Loch Ewe to the Aultbea / Mellon Charles peninsula, while also sheltered by the rising hills behind. The remaining front sites are available at offers over £130,000 and the 2 to the rear at offers over £105,000 each.

Take advantage of this "once in a lifetime" opportunity to have your dream home built to your own specifications. Don't miss out. Contact Myfanwy Ann on 07741 483 420 now to begin making your dream come true.

### HURRY ONLY 4 SITES LEFT!!!

#### DESCRIPTION

The well placed and prepared sites are on the magnificent coastline road of the Peninsula on the outskirts of the village of Poolewe, and are sited with views over Loch Ewe, whilst enjoying the shelter from the Northwest. Across the sea loch is Inverewe Gardens and the village hall, which can be viewed from the location of the sites, as well as around the peninsula to Inverasdale and Cove.

Each plot (1, 4, 5 & 7 as per plan) measures approximately 0.14164 ha (0.35 of an acre) and all are accessed via a shared access road, leading from the main Poolewe to Inverasdale road. Individual driveways will be the responsibility of the purchaser(s). Outline planning consent has been granted (13/04277/FUL).

#### LOCATION

Poolewe nestles at the foot of hills on the shores of Loch Ewe, within the magnificent scenery of Wester Ross. The village has a Post Office/general store, churches, a coffee shop, a hotel, village hall and an indoor swimming pool, all of which are within walking distance of the development. There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. Poolewe itself, as well as the whole peninsula and the surrounding area, is an ideal location for a varied range of pursuits, such as mountain climbs, and a wide choice of hills for rambling and walking; cycling, golf, bird-watching or just relaxing. There are well stocked trout lochs on the surrounding hills, and wonderful rocky and sandy bays for sea fishing - permits are for sale in the local shops. Also of interest to sailing enthusiasts, the sheltered Loch Ewe (sea loch) offers excellent sailing conditions. The world famous Inverewe Gardens, where you can enjoy a wander, are only 5 minutes away, and the tea room at Inverasdale school where local home baking can be enjoyed, is only a few miles further on the coast road.

Gairloch is 6 miles south where you will find more shops, restaurants, a heritage museum, garage, health centre, chemist, a golf course and churches. From the pier, fishing and whale watching trips can be arranged.

Nursery and primary schooling is available in the villages of Poolewe and Aultbea; and secondary schooling is available at Gairloch, with transport provided.

The Highland capital city of Inverness is approximately 75 miles distant and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 55 miles distant.

#### SERVICES

The plots have the benefit of all mains services (electric, water, drainage, telephone), with only connection into each plot/property required by the purchaser(s).

#### PLANNING CONSENT

Planning in principle has been approved (Highland Council Planning 13/04277/FUL).

#### VIEWING

The sites are available to be viewed by appointment with Myfanwy Ann Rowe

#### ASKING PRICE

The asking price for the front plots is offers over £130,000 and £105,000 for the rear plots (each).





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™**

01445 731533



Myfanwy Ann Rowe

Professional Estate Agent

01445 731533 (office)  
07741 483420 (mobile)

myfanwy@AMAZINGRESULTS.com



rightmove

Zoopla

s1homes.com

PrimeLocation.com

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

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