

**inksters**

solicitors

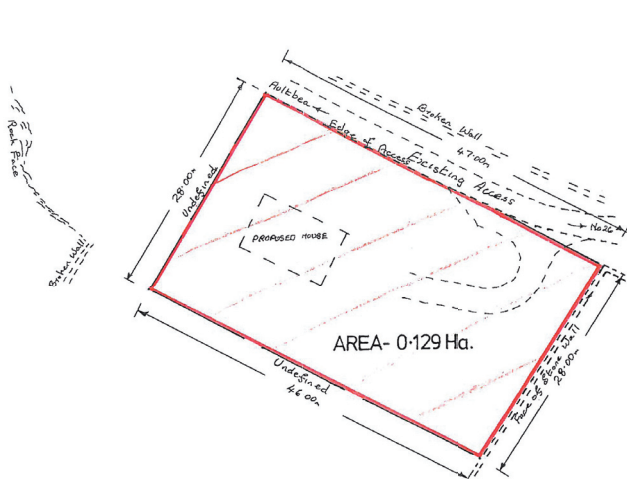
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## 32 and 34 Mellon Charles

Fixed Prices of £60,000 and £65,000 for the plots  
Offers In the Region of £15,000 for the croft land

32 and 34 Mellon Charles IV22 2JN





**Overview**

Two large decrofted plots, each with outline planning permission for a dwelling house, together with 7.9 acres (3.20 ha) of owner-occupied croft land. The seller is open to negotiation on the matter of whether all of the croft land is sold with one plot, or whether half is sold with each plot.

Plot on croft 32 extends to 0.318 acres (0.129 ha) and is for sale at a fixed price of £65,000. Plot on croft 34 extends to 0.331 acres (0.134 ha) and is for sale at a fixed price of £60,000. Each site enjoys an elevated position with stunning views across Loch Ewe and to the Torridon Mountains.

In addition, £15,000 is sought for the croft land.

**Location**

Located in an area of outstanding natural beauty, the crofting community of Mellon Charles is three miles from the village of Aultbea, which has a shop, post office, garage and hotel.

Primary schooling is provided at Bualnaluib Primary (1.8miles) while secondary education is at Gairloch High School (14 miles from Mellon Charles).

Inverness, the Highland capital city, is 80 miles away.

The world renowned Inverewe National Trust Gardens are approximately 8 miles distant in the village of Poolewe, which has two hotels and a swimming pool.

Plot 1, 32 Mellon Charles is at the N.E. boundary of the croft. Access to a public road is at the rear of the site.

Plot 2, 34 Mellon Charles is at the S.W. boundary of the croft. Access to a public road is at the rear of the site.

Mains drainage, water and electricity are adjacent to both sites. Connections will be the responsibility of the buyer.

**Entry Date**

Negotiable

**Note**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

