



Pitfure

Price Guide £85,000

Rogart, Sutherland, IV28 3UA

This versatile plot of land (approx 0.35-acres) presents an exceptional prospect in the heart of the Highlands. A robust agricultural building, with hard-standing, which is presently used as a workshop and for storage, provides a solid foundation for your venture.

Positioned along the arterial route between Rogart and the village of Lairg, and just a short distance from the A9, the site enjoys accessibility within a rural location.

The property offers a unique opportunity with potential for various uses, contingent upon Highland Council approval.



PLOT OF LAND

This 0.35-acre plot of land boasts a robust, predominantly hard-standing surface, with a boundary of wild planting, primed for immediate use. Dual road access points ensure exceptional versatility and ease of entry, making this an ideal space for a multitude of ventures or developments subject to the relevant planning from local authorities.

SHED 72'2" x 16'4"

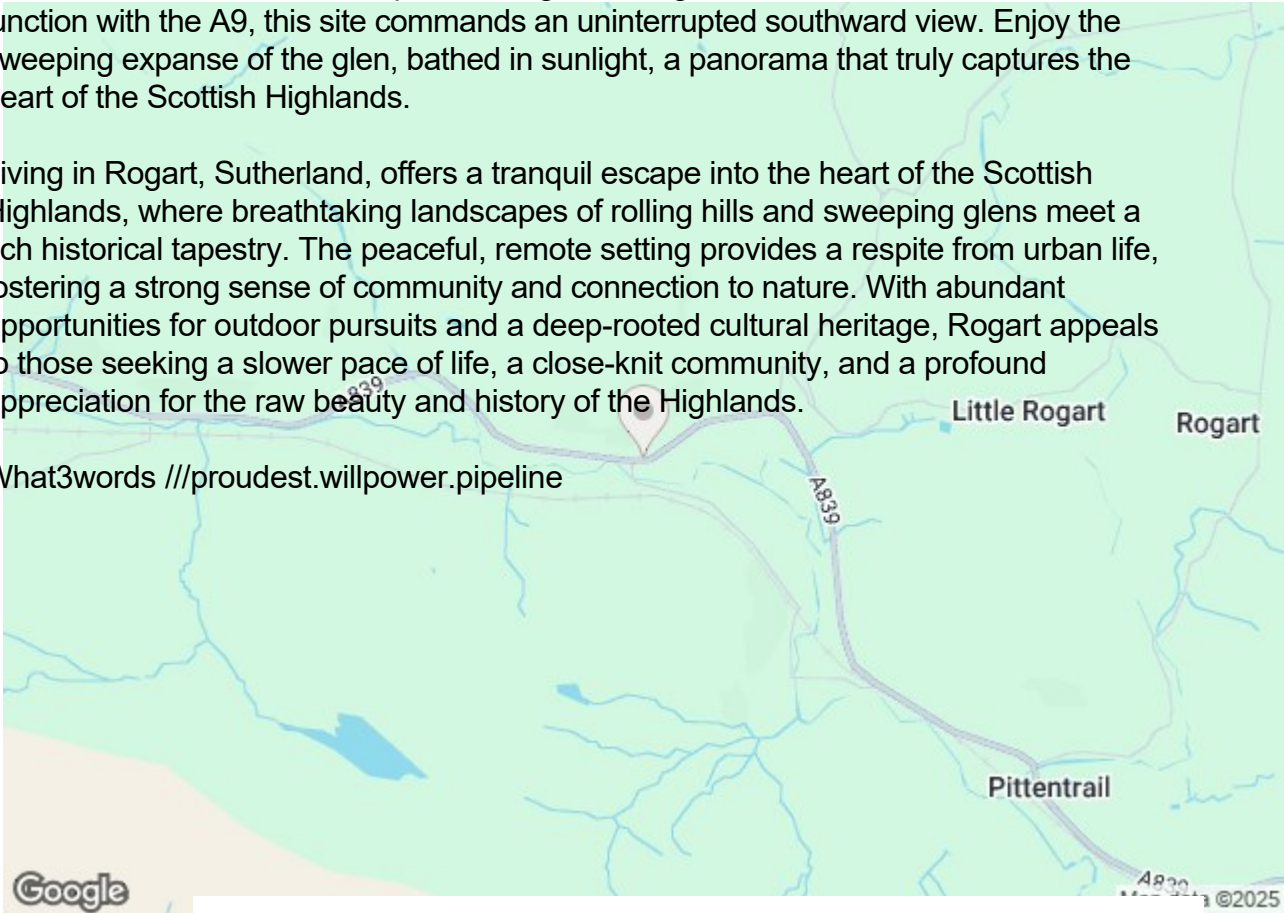
An agricultural structure, of 'Nissan Hut' style, constructed with a solid concrete base and a distinctive corrugated, and arched roof is present. The building benefits from nearby services.

LOCATION
Area Map

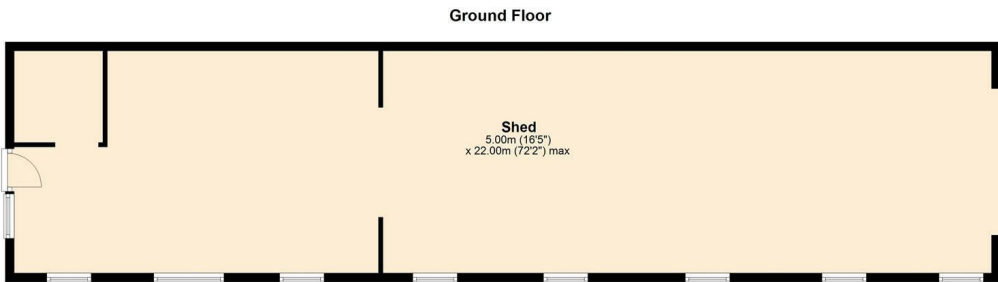
Positioned on the northern slopes of the glen, along the A839, six miles from its junction with the A9, this site commands an uninterrupted southward view. Enjoy the sweeping expanse of the glen, bathed in sunlight, a panorama that truly captures the heart of the Scottish Highlands.

Living in Rogart, Sutherland, offers a tranquil escape into the heart of the Scottish Highlands, where breathtaking landscapes of rolling hills and sweeping glens meet a rich historical tapestry. The peaceful, remote setting provides a respite from urban life, fostering a strong sense of community and connection to nature. With abundant opportunities for outdoor pursuits and a deep-rooted cultural heritage, Rogart appeals to those seeking a slower pace of life, a close-knit community, and a profound appreciation for the raw beauty and history of the Highlands.

What3words ///proudest.willpower.pipeline



Floor Plans







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