



## House Plot

Altass, Lairg, Sutherland, IV27 4EU

Price Guide £70,000

Seize the chance to build your dream home on a generous 0.5-acre plot nestled in the stunning heart of the Scottish Highlands. Planning permission is already in place for a spacious 4-bedroom detached property (approx. 258 sq m). The nearby village of Rosehall, a mere stone's throw away, offers essential amenities like a hotel/pub, play park, village hall, tea room, and stores. For families, Rosehall Primary School is conveniently located just half a mile away in Altass. This is a fantastic opportunity to embrace Highland living with both tranquility and community within easy reach.





## PLANNING

Full planning permission has already been granted for the 4-bedroom detached property on this Altass plot in October 2022 by Highland Council under planning reference 22/04917/FUL,

## LOCATION

An elevated plot in Altass, a location boasting panoramic views overlooking the shimmering Kyle of Sutherland. This prime 0.5-acre setting offers a unique opportunity to immerse yourself in the heart of the stunning Highlands. Nestled in a tranquil Highland setting, with the convenience of the village of Rosehall nearby, larger villages are also easily accessible. Lairg is a mere 8 miles away, and Bonar Bridge is just 9.5 miles distant, offering further local services. For more extensive shopping needs, the town of Tain, located 24 miles to the east, provides a selection of supermarkets including Asda, Lidl, Tesco, and Home Bargains. Notably, both Tesco and Asda offer delivery services directly to Altass, seamlessly blending rural serenity with modern convenience. This location truly offers the best of both worlds: the peace and beauty of the Highlands with accessible amenities and connectivity.

Beyond the iconic scenery that defines the Highlands around Altass, a wealth of outdoor pursuits awaits. Extensive walking trails beckon exploration, winding through breathtaking landscapes, while mountain biking enthusiasts will discover exhilarating routes. For anglers, the renowned River Oykel flows nearby, offering the promise of exceptional salmon fishing.

Approx. What3Words Location [///walls.buzzing.focal](https://www.what3words.com/location/Altass)



## SCHOOLING

For families residing in Altass, primary education is provided at Rosehall Primary School, a small rural school located just half a mile from the House Plot. As pupils progress to secondary education, they typically attend Golspie High School and are provided school transport.

## HOUSE PLANS

The house plans and planning application was made through Blueprint Architecture, Tain.

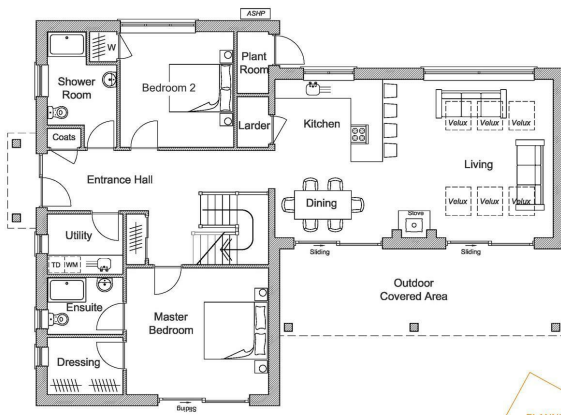
Link to planning application

<https://wam.highland.gov.uk/wam/simpleSearchResults?action=firstPage>

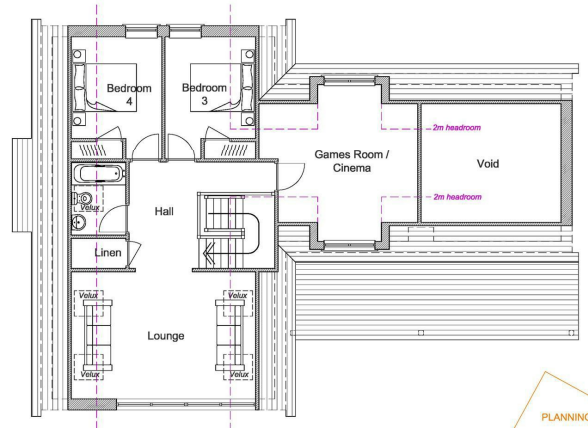




# Floor Plans



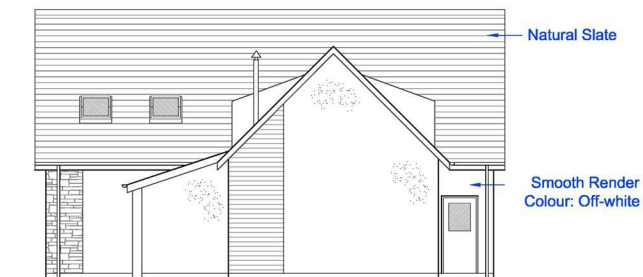
Ground Floor Plan (scale 1:50) Area 152 sq/m



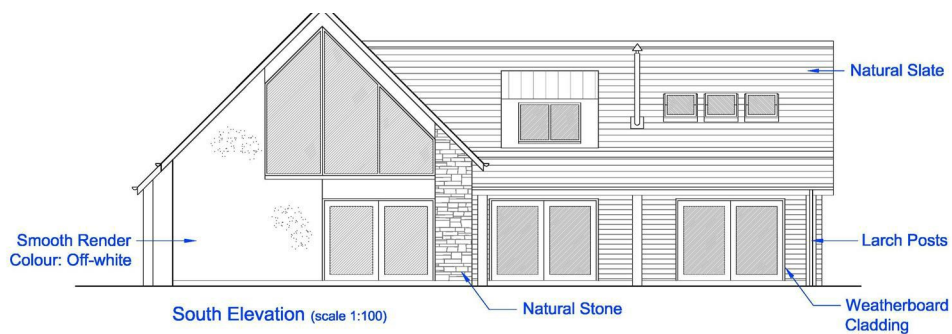
First Floor Plan (scale 1:50) Area 106 sq/m



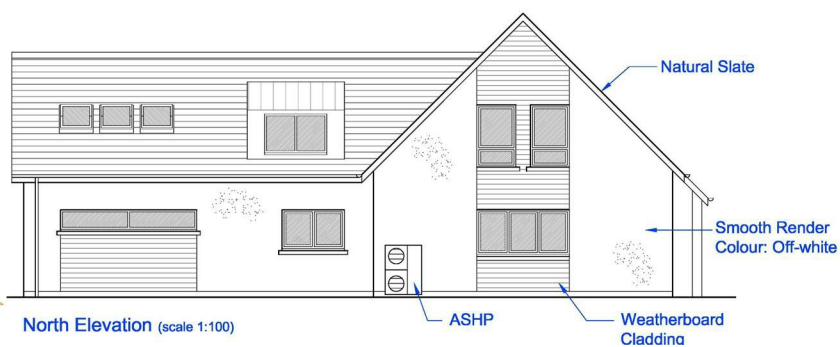
West Elevation (scale 1:100)



East Elevation (scale 1:100)



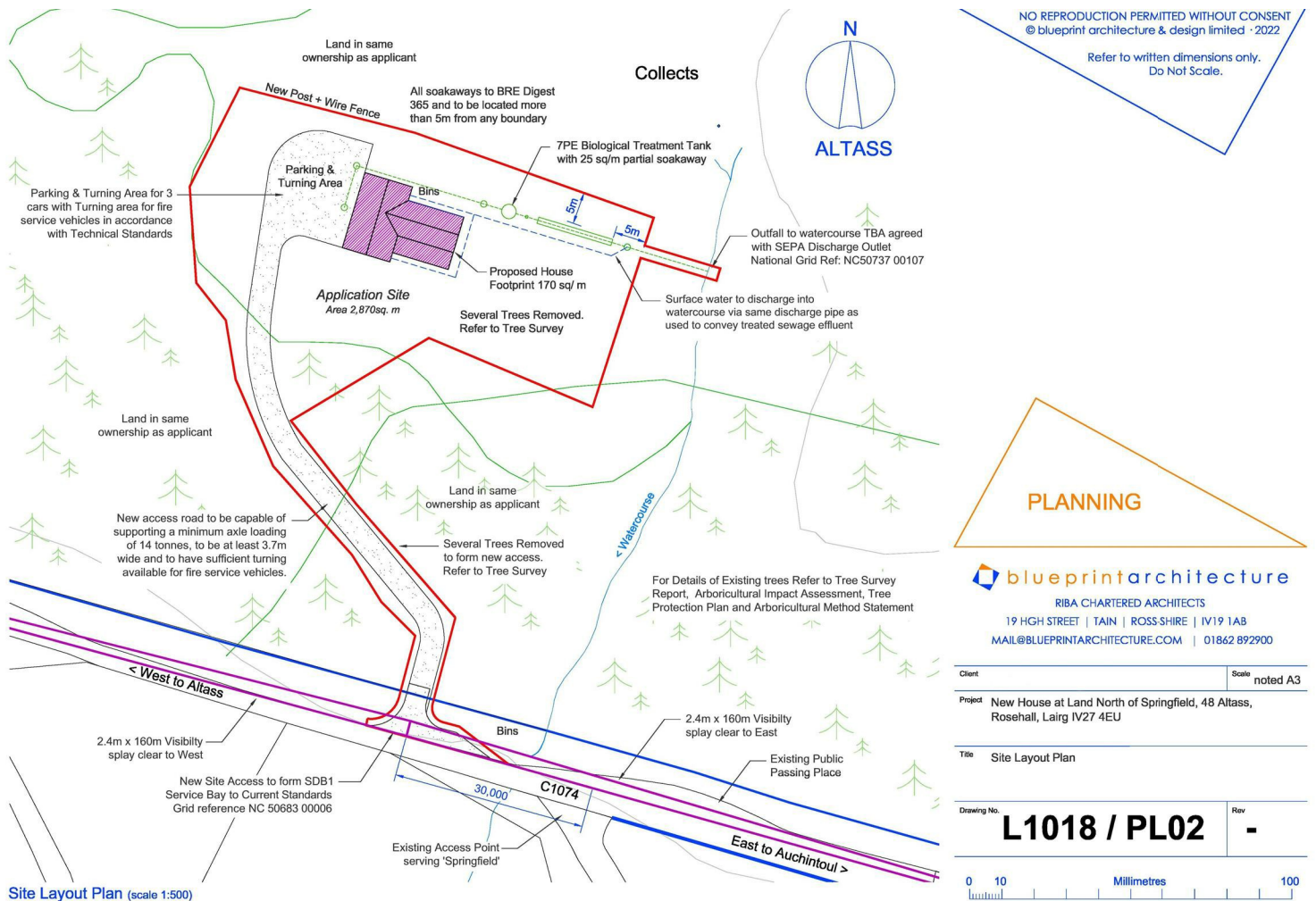
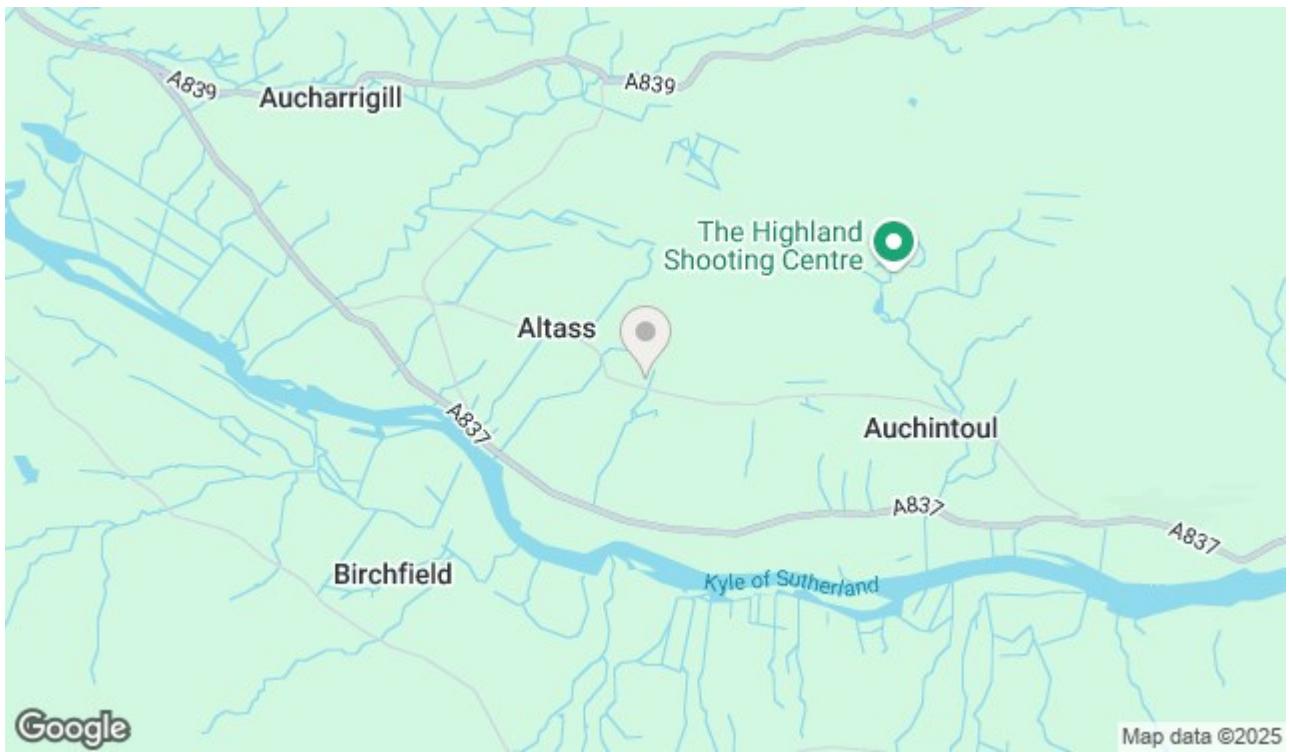
South Elevation (scale 1:100)



North Elevation (scale 1:100)



## Area Map



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