

Plot of Land at 8A Fraser Court

ULLAPOOL, IV26 2UZ



A prime building plot within a sought-after quiet area of Ullapool village of approximately 0.13 acres: previous planning for a 4-bedroom detached home with current planning in principle since Dec 2023



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Welcome to a remarkable opportunity at 8A Fraser Court, Ullapool – a sheltered, bright, and open plot of around 0.13 Acres with attractive views of the surrounding mountains. This plot is perfectly positioned just 10 minutes walk from the bustle of Ullapool Harbour, cafes, restaurants, shops and 5 minutes from leisure facilities, Ullapool Medical Practice, Primary and High Schools, offering both tranquillity and practicality.

THE PLOT





A quiet location with attractive views of surrounding hills as a backdrop to your future home or business. The plot is bordered by mature flowering lilac and rhododendron, cherry blossom, rowan, apple and plum trees, adding immediate charm and greenery. Previously granted full planning approval in 2015 (Ref: 15/00443/FUL) for a 4-bedroom 1.5 1.5-storey property with a wrap-around garden, the plot is well-prepared for your dream home. Utilities including electricity, water supply, and sewage connections have been investigated, ensuring a smooth start for your build. The access route from Fraser Court has been approved as per the current Planning in Principle approval (Ref: 23/05761/PIP, December 2023).

On-site details include red pegs marking the route of the underground electricity cables, blue pegs outlining the proposed 4-bedroom house from the 2015 plans, and yellow pegs connected with white twine delineating the plot boundaries. This plot is ready for you to bring your vision to life, with the groundwork laid for a seamless development process. Whether you're looking to build a family home or an investment property, 8A Fraser Court offers a unique blend of natural beauty and practical convenience. Don't miss out on this exceptional opportunity to create your dream home in the perfect location in Ullapool.

* The Seller is also selling a neighbouring property by separate negotiation, which is at 2 Riverside Terrace and is a beautiful 4-bedroom detached bungalow.

THE LOCATION

Welcome to the enchanting town of Ullapool, a charming fishing haven situated approximately 55 miles west of Inverness City Centre. Embark on a scenic journey along the A835, winding through breathtaking landscapes—just over an hour's drive filled with captivating places of interest and convenient rest stops on the way. Nestled in one of the least spoiled natural environments in the UK, Ullapool offers a wealth of attractions and activities. The town is adorned with brilliant local amenities, catering to both everyday living and the perfect holiday retreat.





Explore a diverse range of walks in the area, from mountain trails and rocky coasts to long inland footpaths, featuring some of the finest summits in the northwest Highlands. Ullapool serves as an ideal base for venturing into the surrounding countryside and touring Wester Ross and the Highlands. Additionally, a short ferry ride transports you to Stornoway and Lewis in the Outer Hebrides, expanding your horizons.

Golf enthusiasts will be delighted with the local golf course, which not only offers a challenging game but also provides stunning views of the surrounding landscapes. This course is a gem for both seasoned golfers and newcomers looking to enjoy the sport in an unparalleled setting.

Acclaimed as an outdoor paradise, Ullapool showcases a 'Scandinavian twinkle in winter and Canadian-style adrenaline in summer.' Voted one of the UK's top 10 outdoor destinations, the town guarantees an unforgettable experience. Whether you seek adventure or tranquillity, Ullapool invites you to embrace its unique charm and explore the wonders that make it a truly exceptional destination.




Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.