

I41 Skinnet

Tongue, Sutherland, IV27 4YP

Price Guide £40,000

Monster  
Moves





Nestled on an elevated 0.7 acre site sits the perfect spot for your dream home with services located nearby. Capture breath-taking panoramic views of the nearby Rabbit Islands and Talmine Harbour, this unique site is ideal for those who dream of waking up to the sound of the ocean.

The nearby well-drained field of 3.12 acres stretches from roadside to sandy beach aside the Kyle of Tongue.

- Overlooking Rabbit Islands & Talmine Harbour
- Nearby the village of Tongue
- Rural Location
- 3.12 Acre Croft
- 0.7 Acre Plot
- Tenanted Croft



## HOUSE PLOT (Talmine)

An elevated plot with services nearby. Overlooking Talmine Harbour, Rabbit Islands, along the north coast towards Orkney. A house site with lapsed planning sits in 0.7 acre (approx)

## PLANNING

Although lapsed, full planning was granted 08/00184/FULSU - Erection of house and garage. Improvement of existing access onto Cornhill public road (Approval of Reserved Matters)

09/00071/ERCSU



Thistle House, Main Street, Golspie, KW10 6TG

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Sutherland - 01408 525001

Inverness - 01463 263063

**PRS**  
Property Redress Scheme



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### FIELD 141 SKINNET (MIDTOWN)

Approximately 3.12 acres of well-drained arable land, suitable for grazing, stretched from the roadside to the sandy beach at the foot of the brae. Croft Registration Croft number; C5649 Commission No. S2044 (also known as 141 Skinid Tongue.

Planning for Erection of agricultural building(Prior Notification) 09/00112/AGRSU

### ADDITIONAL INFORMATION

Services are located nearby the house site.

Yearly rent payable of £40.02 to the Landlords, Melness Crofters' Estate

Tenanted Croft

### VIRTUAL TOURS

Virtual Tour - <https://youtu.be/Me9QdLRWddA>

### LOCATION

Located in the crofting community of Skinnnet/Talmine, near by the village of Tongue a coastal village in northwest Highlands of Scotland on the shore of the Kyle of Tongue. Mapping shows the house site.

House Site - [What3Words///comb.stiletto.snippet](https://www.what3words.com/comb.stiletto.snippet)

Field - [What3Words///lease.volume.mealtime](https://www.what3words.com/lease.volume.mealtime)



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