

# 22a Tolsta Chaolais

ISLE OF LEWIS, HS2 9DW



*SPECTACULAR AND UNINTERRUPTED  
VIEWS OF LOCH A' BHAILE*



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McEwan Fraser Legal are pleased to bring to the market this fantastic opportunity to purchase a self-build decrofted plot set in an elevated position looking over spectacular and uninterrupted views of Loch a' Bhaile and natural terrain. The plot extends to a  $\frac{1}{4}$  of an acre in the quiet and peaceful traditional crofting township and is close to many archaeological sites of interest.

Self-build offers the opportunity to create the perfect home designed to meet an individual's requirements from the ground up by participating in the creative process, design stages and choosing contractors. A self-build also provides the opportunity to stipulate energy efficiency through thermal performance, air tightness and insulation.

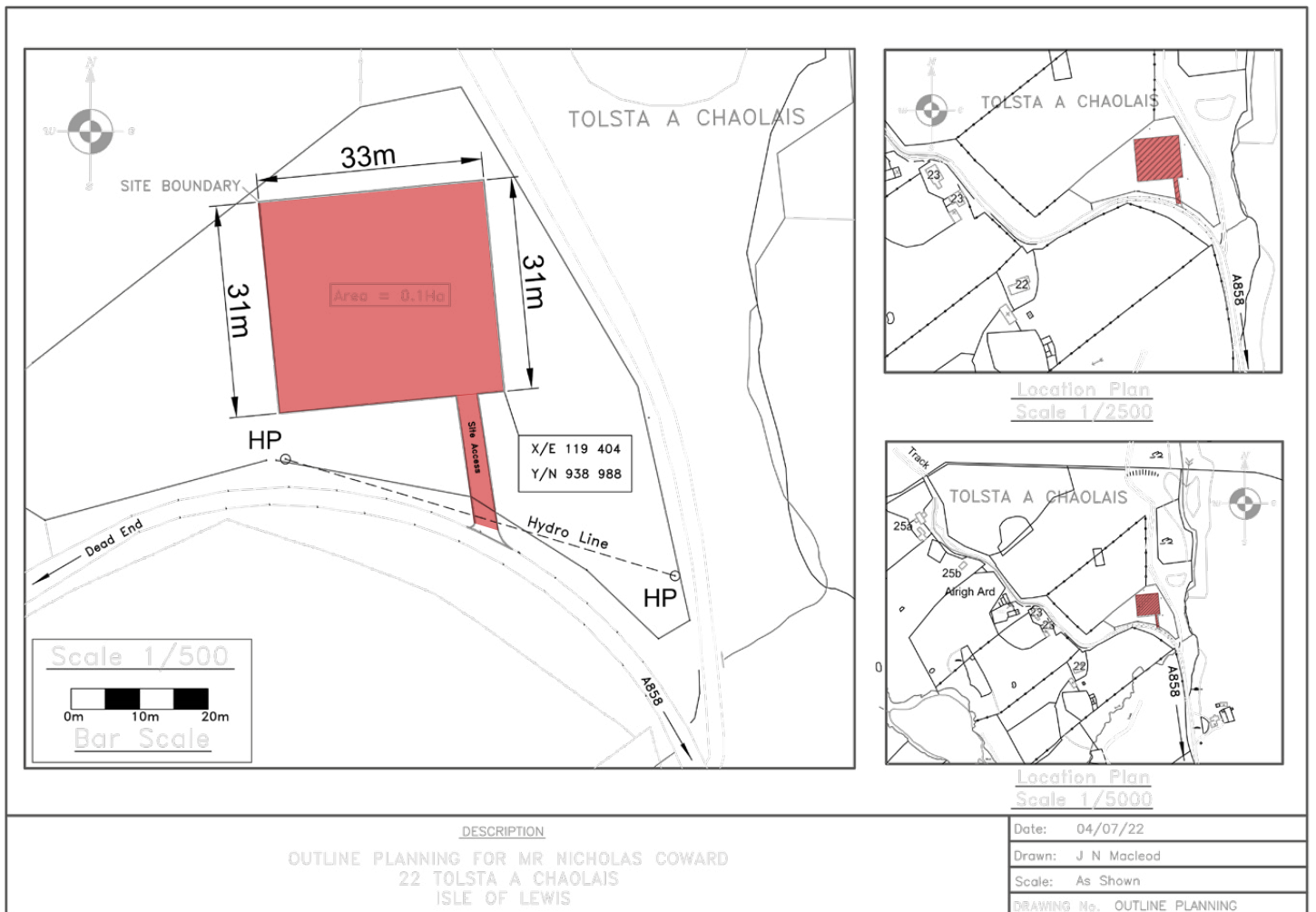
Planning Permission in Principle was granted in September 2022 to erect a dwelling house, create access and install a private drainage system. The existing site can be used as a temporary borrowing pit to extract aggregates to form the access and site groundworks. Planning reference number is 22/00243/PPP. Details can be found on Comhairle nan Eilean Siar (Western Isles Council's) website or by contacting our office for further information. Full Planning Permission will be required. Prospective purchasers should make their own enquiries with the local Planning Department.

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There is good accessibility to the plot from the main road. Yellow-tinted pegs define the titled boundary. All services are located closeby. Prospective purchasers should make their own enquiries with the appropriate service providers.

The above details are believed to be correct but are not definite; they are simply intended to indicate the property's main features. These details will not form any part of a contract. Interested parties should satisfy themselves on all details.







The village of Tolsta Chaolais is a peaceful crofting township located on the west coast of the Isle of Lewis in the Outer Hebrides. The village enjoys a rural setting with open moorlands and hillsides. Around 10 minutes away, one of the most beautiful sandy beaches the island has to offer at Dalmore, which is also popular for surfing and camping. Dun Carloway Broch and the Callanish Stone Circle are even closer. Breascleite Primary School is only 3 miles away.

The property is approximately 18 miles from Stornoway town centre, where amenities include shops, supermarkets, hotels, leisure centres, restaurants, primary and secondary school education and places of worship.

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## The Location



## DIRECTIONS

From Stornoway, take the A859 Stornoway to Tarbert Road, and at Leurbost, take a right onto the A858. Travel to Tolsta Chaolais but miss the first turning into the village and take the second (by the garage). At the next crossroads, travel straight on (not into the village). The plot lies to the right in an elevated position marked by yellow posts (close to the path to Carloway Village, which is signposted). The what3words position <https://w3w.co/spin.reissued.snowboard> provides an accurate location.

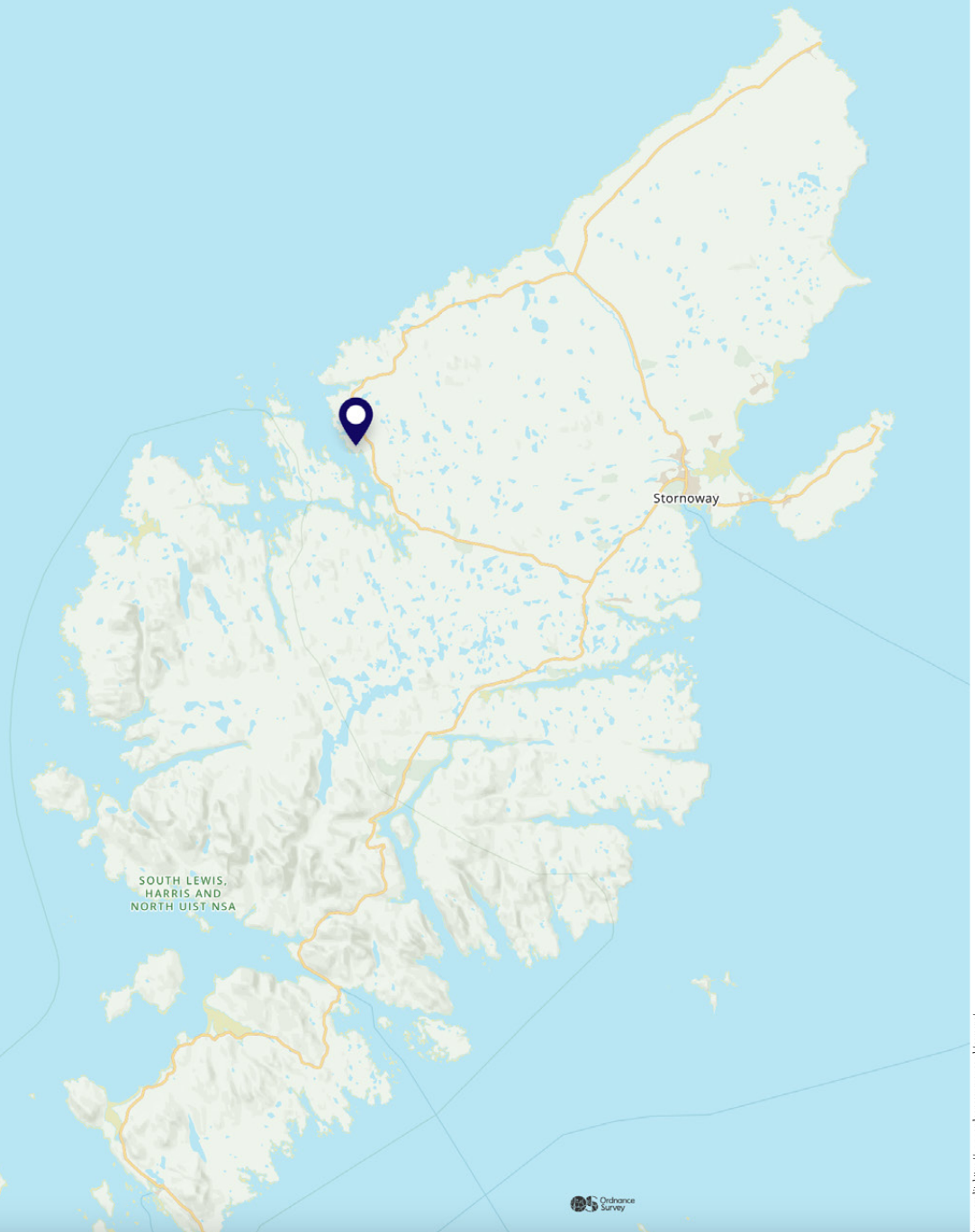


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Exchange  
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