

Common Grazing Land,
Shieldaig

Strutt
& Parker

Land and property. Since 1885.

A fantastic opportunity to acquire about 141.41 acres (57.22 ha) of crofted common grazing land

Approximately 141.41 acres (57.22 ha)
Crofted common grazing land
Opportunity for development
(subject to consents & resumption process)
Potential woodland creation opportunities
(subject to consents)
Stunning west coast location

For sale a whole - Offers over £150,000

The property

The property comprises approximately 141.41 acres (57.22 ha) of common grazing croft land with amenity, sporting and natural capital opportunities. The land is predominantly graded 6.3 by the James Hutton Institute with a small section of grade 6.1. Included is a small area of established amenity woodlands to the south of the holding running alongside the A896. The land rises from approximately 8m to 113m above sea level.

To the south of the common grazings, there is an area of hardstanding accessed via a hardcore track which could have development potential subject to applying for and obtaining all necessary consents, as well as resuming the land. From the site, there are spectacular views of the surrounding hills and countryside.

Further details are available from the selling agents and purchasers should satisfy themselves with purchasing land subject to common grazing crofting tenure.



Location

The land sits to the north of the village of Shieldaig on the peninsula between Upper Loch Torridon and Loch Shieldaig. Shieldaig provides various amenities including a store, restaurant and primary school. Lochcarron offers a range of additional facilities and shops, whilst Inverness, the capital of the Highlands, provides an extensive range of shopping, leisure, cultural and educational facilities, together with several major supermarkets. Inverness Airport is about a two hour drive away with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).

The property can be accessed directly from the B896, which is part of the scenic North Coast 500 (NC500) tourist route. The area provides a stunning setting for fishing, shooting, stalking, hill walking and bird watching, with the property perfectly placed for those looking to get away from it all.

General

Local authority: Highland Council, Glenurquhart Road, Inverness, Scotland, IV3 5NX

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold (subject to rights of common graziers)

Viewing: Strictly by appointment with the selling agents (Strutt & Parker). Please contact Claire Macdonald (01463 246651) or Euan MacCrimmon (01463 723593).

Sporting rights: Included in the sale insofar as they are owned.

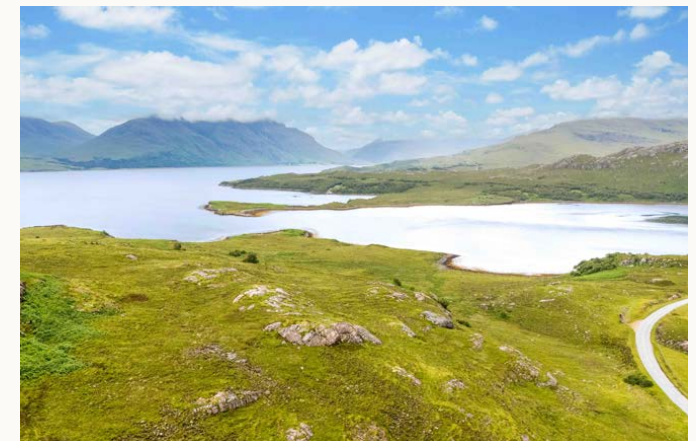
Timber and minerals: All standing timber and fallen timber and mineral rights are included in the sale insofar as they are owned.

Rights of way and access: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.

Crofting: The entire property is subject to crofting tenure (common grazing land). The Registers of Scotland crofting register number for the entire common grazings is CG198 (please note the land available for sale is a section of the common grazing land).

Purchasers should satisfy themselves with regards to the rules surrounding owning croft land. For enquiries, please contact the Crofting Commission - www.crofting.scotland.gov.uk





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