



Fishing Rights on Loch Damph, Torridon

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**STRUTT
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BNP PARIBAS GROUP 

Fishing on Loch Damph Torridon, Wester Ross

An extremely rare opportunity to acquire fishing rights on Loch Damph together with a site with planning consent to construct a boat shed

Inverness 70 miles, Inverness Airport 77 miles

The property

The sale comprises a loch side site on the banks of Loch Damph with planning consent for a boat house and the right to fish on Loch Damph together with the right to put one boat on the loch. The planning consent ref is 20/01346/FUL and a notice of Initiation of Development has been lodged with the planning department (www.highland.gov.uk - further details from selling agent).

Given the area is dominated by larger estates and landholdings, this sale provides an extremely rare opportunity in a truly majestic West Highland location. Loch Damph itself is over 3 ½ miles long and provides some of the best brown trout fishing in Scotland.

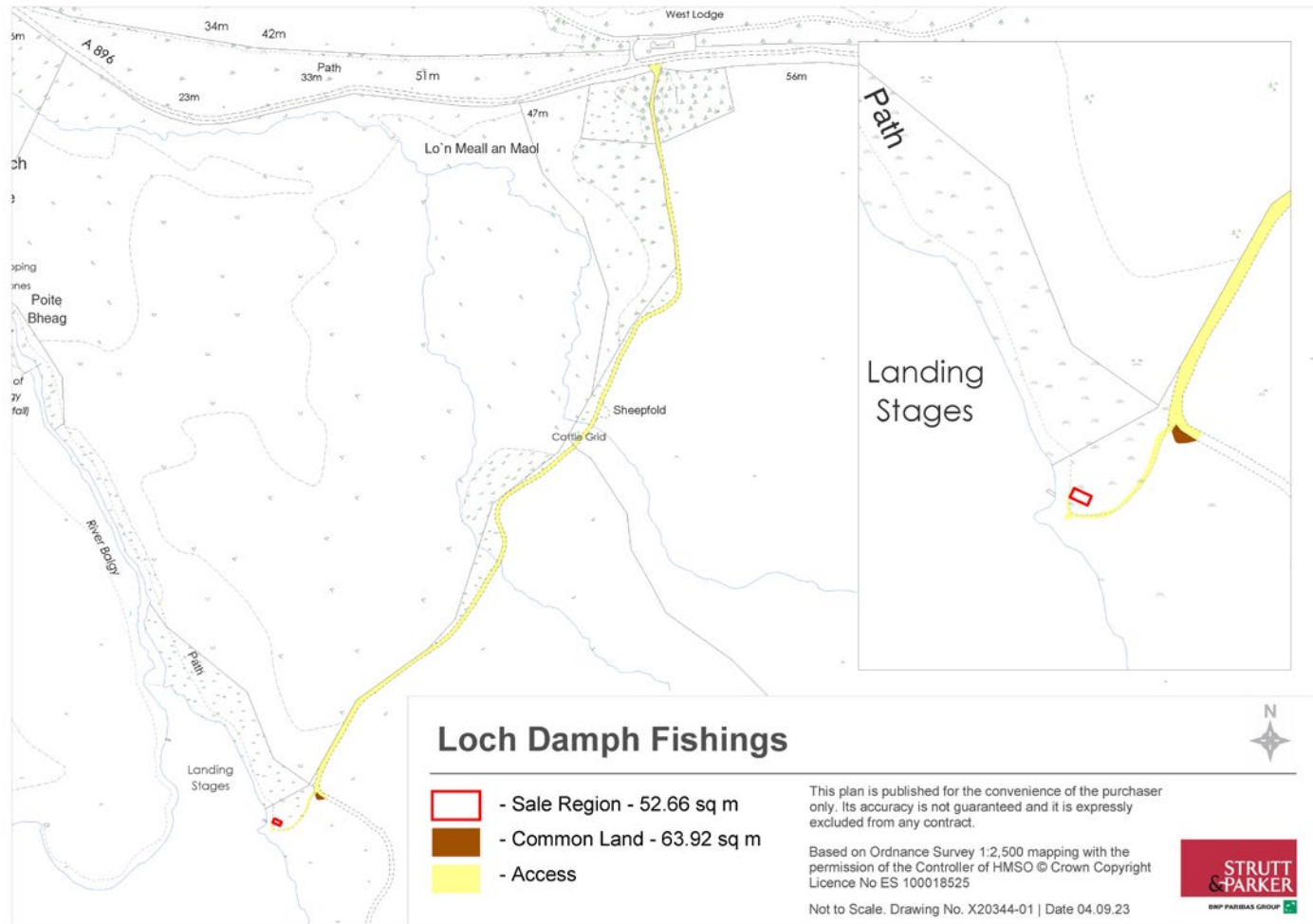
Location

Torridon is situated on the west coast of Scotland, approx. 70 miles to the west of Inverness. The area is a magnet for climbers, with 6 Munros (Scottish mountains over 3,000 ft) in the immediate area, and also nature lovers. The scenery is dramatic and considered to embody the North West Highland landscape.

Locally the village of Torridon and surrounding area has hotels, a shop and café, restaurants and a primary school. Inverness provides a large range of commercial, retail, educational and transport facilities, including a mainline railway station and a busy airport providing UK and European destinations.







Directions

What3words: ///simulator.salary.rounds

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Right of Access: The title provides full access rights to the loch and boat house site from the A896 and also a share of a common parking area.

Environmental Designations: The property forms part of the Wester Ross National Scenic Area. A significant area of the eastern boundary of Loch Damph is covered by the Doire Damh Site of Special Scientific Interest.

Tenure: Freehold

Guide Price: Offer Over £195,000

Closing Date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally through a solicitor to the selling agents. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Inverness

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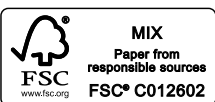
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