



Mallaig Mhor, Mallaig, Inverness-shire

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# Mallaig Mhor

## Mallaig,

### Inverness-shire

#### PH41 4QN

An extremely rare opportunity to acquire an extensive tenanted croft with boathouse, located in a majestic setting to the east of Mallaig and lying at the entrance to Loch Nevis and close to the spectacular Knoydart Peninsula

Mallaig 1.5 miles, Fort William 45 miles, Inverness 105 miles, Glasgow 150 miles

Tenanted croft land | Boathouse | 847.10 acres (342.8a Ha)

#### The property

Mallaig Mhor comprises an exceptional and extensive coastal property located at the entrance to Loch Nevis and the Knoydart Peninsula just to the east of the fishing port of Mallaig. The property (which is all tenanted croft) lies between a height of sea level and approximately 500m (1,600 ft) close to the summit of Carn a Ghobhair (the summit of which is not on the property). Mallaig Mhor Bay at the north-eastern corner of the property, is a sheltered bay with a small sandy beach and slipway with good access to the sea. The northern boundary of the property comprises coastline and extends approximately 1.4 miles with some attractive coastal native woodland areas and private bays. The hill land is steep in places but provides interesting habitat and topography and offers an excellent opportunity for a purchaser to explore environmental and woodland schemes and to enjoy the natural capital of the land and surroundings. Mallaig Mhor includes a traditional stone and slate boathouse located on the north-eastern shoreline. The building is used for storage purposes but could be re-developed into a residential property (it has been used in the past but is currently not suitable for that purpose). It

should be noted that there is a house (the white house) located to south of the boathouse which is not included in the sale and is under separate ownership.

#### Location

The subjects lie approximately 1.5 miles to the east of the village of Mallaig in Inverness-shire, partly accessed via an agricultural track. Mallaig is a busy fishing village and also has regular Calmac ferry sailings to Armadale on Skye, the small Isles of Rhum, Eigg & Canna and also seasonal sailings to South Uist and Barra. The village has a good number of hotels, restaurants, shops and bars together with primary and secondary schools. Fort William lies approximately 45 miles to the southeast and has a wide range of commercial, retail and education facilities together with Nevis Range Ski Resort and a mainline train station. The famous West Highland train line terminates at Mallaig and the journey from Fort William to Mallaig is known as one of the most scenic train routes in the world.

#### Crofting

The property is held as a croft tenancy and is offered for sale by way of an assignation. Any sale will be conditional on approval by the Crofting Commission. Further details from the selling agents. The current rent is approximately £100/year payable to Nevis Estates.











## Mallaig Mhor

Total Area (342.81 ha / 847.10 ac)

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Not to Scale. Drawing No. X21393-01L | Date 21.03.24



## Directions

From Fort William take the A830 through Glenfinnan, Lochailort, Arisaig and Morar to Mallaig. Turn right at the mini roundabout in Mallaig around east bay to the settlement of Mallaig Bheag. At the end of this road a track leads into Mallaig Mhor and is followed for approximately 0.5 miles until Mallaig Mhor bay and boathouse is reached. Mallaig Mhor is easily access via private boat from Mallaig.

Please note vehicular access along the track is not advised and anyone accessing via vehicle does so at their own risk.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Crofting Commission:** Great Glen House, Leachkin Road, Inverness, IV3 8NW, Tel 01463 663439, [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)

**SGRPID:** Longman House, 28 Longman Road, Inverness, IV1 1SF, Tel 0300 244 4968, [www.ruralpayments.org](http://www.ruralpayments.org)

**Services:** The boathouse building (uninhabitable) - no electricity, private water and drainage (not currently compliant)

**Council Tax:** Band A (under review)

**Tenure:** Assignment of croft tenancy

**Guide Price:** Offers Over £450,000

## Inverness

Castle House, Inverness, IV2 6AA

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