



Portfolio of Land, Auchtertyre, Wester Ross



For the finer things in property.



Portfolio of Land Auchtertyre, Wester Ross

IV40 8EG

An interesting and varied portfolio of development land, agricultural land, and amenity land located in a stunning coastal setting on the west coast of Scotland.

Inverness 75 miles, Inverness Airport 82 miles, Edinburgh 195 miles (mileages are approximate)

Approximately 346.35 Acres (140.15 Ha) in total, for sale as a whole or in 4 lots or for sale as a whole.

Description

The land sale extends to a total area of approximately 346.35 acres (140.15 Ha) and comprises an interesting mix of development land, agricultural land and amenity land some of which (lot 1) is a mixture of crofted common grazings, tenanted crofts and croft apportionments. Lot 2 provides possible leisure and residential/amenity opportunities with lots 3 and 4 already benefitting from residential consents. The land is graded as a combination of 5 and 6 by the James Hutton Institute and lies at an elevation of sea level to 150m at highest point on lot 1. The various lots are accessible via the main A87 public road and unclassified public roads which lead off A87 to the east of Auchtertyre signposted Nostie/Avernish.

Development land

Lots 3 & 4 have the benefit of residential consents for developing 38 units (lot 3) and 6 units (lot 4). Planning documents are available on request from the Joint Selling Agents. The planning references are 19/01443/PIP and 17/01301/PIP with further details from selling agents or on the Highland Council planning site.

Lot 1 - Offer over £195,000

Approximately 235.75 Acres (95.39 Ha) of attractive coastal land and woodland mainly crofted land comprising common grazings, tenanted crofts and croft apportionments. With amenity, sporting and natural capital opportunities. Further details are available from the selling agents and purchasers should satisfy themselves with purchasing land subject to crofting tenure.

Lot 2: Offers over £250,000

Approximately 85.48 Acres (34.59 Ha) of spectacular coastal grazing ground with potential to construct a spectacular coastal property overlooking the Loch Alsh and/or potential for a leisure based development such as caravan park/cabins (all subject to gaining appropriate planning and other consents from the local authority).

Lot 3 - Offers over £400,000

Approximately 19.89 acres (8.05 ha) of land surrounding the settlement of Auchtertyre with consent to construct 38 houses and further area zoned suitable for future development.

Lot 4 - Offers over £150,000

Approximately 5.23 acres (2.12 ha) of land which has consent for development of 6 residential properties. Further details of the planning consent from the Joint Selling Agents.

The Whole - Offers over £995,000

Crofting - Lot 1

Prospective purchasers lot 1 should familiarise themselves with crofting tenure. Further information is available on the crofting commission website <https://www.crofting.scotland.gov.uk> or please do not hesitate to contact the selling agents to discuss.





Location

The land for sale is situated close to the village of Auchtertyre, which is approximately 5.5 miles from Kyle of Lochalsh, known as the gateway to the Isle of Skye and the world famous Eilean Donan Castle. The area is a very popular tourist destination with the popular village of Plockton approximately 8 miles away. Kyle of Lochalsh has a range of services including hotels, restaurants and a supermarket. Inverness, the capital city of the highlands, lies approximately 75 miles to the east and has a wide range of educational, recreational, service and transport facilities including an airport with wide range of connections within the UK and daily services to Amsterdam. There is also a mainline railway station in Kyle of Lochalsh and Inverness.





Lot 1



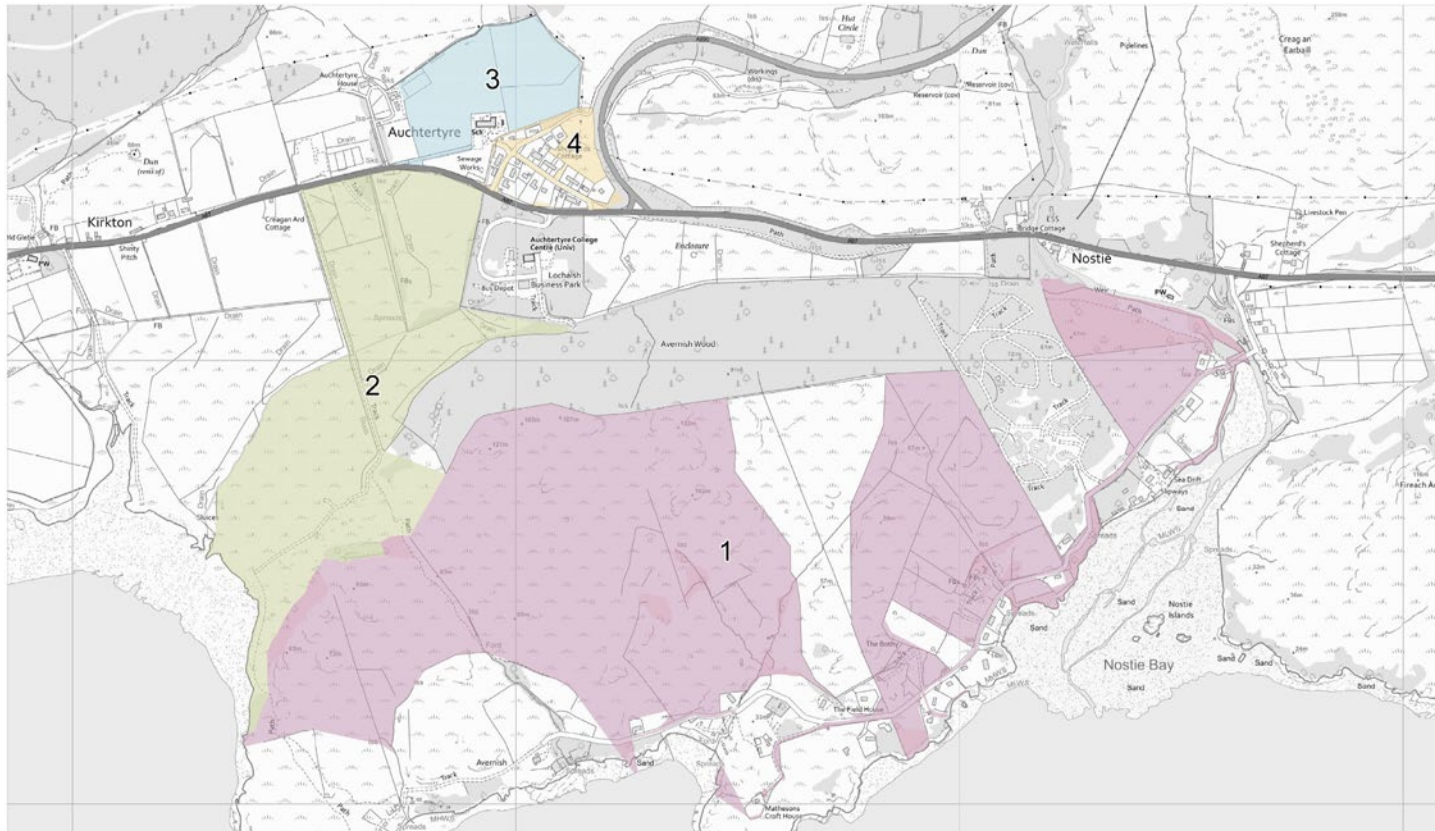
Lot 2



Lots 3 & 4



Lots 3 & 4



Auchtertyre Portfolio

- Lot Key**
- 1 Lot 1 (95.39 ha / 235.75 ac)
 - 2 Lot 2 (34.59 ha / 85.48 ac)
 - 3 Lot 3 (8.05 ha / 19.89 ac)
 - 4 Lot 4 (2.12 ha / 5.23 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey VectorMap mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. X20341-02 | Date 09.10.23



Directions

From Inverness take the A82 along the north shore of Loch Ness until the village of Invermoriston is reached. At this point turn right onto the A887 and follow this road until the settlement of Auchtertyre is reached. The Property is found on the left and right hand side of the A87 and also via the single track road marked Nostie which leads off to the south just to the west of Auchtertyre.

General

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

Method of Sale and Tenure

The Property is offered for sale as a whole or in 4-lots. The sellers would also welcome offers of the entire property (4-lots).

Shepherd Commercial

Mulberry House, Harbour Rd, Inverness, IV1 1UA

01463 712239

inverness@shepherd.co.uk

www.shepherd.co.uk

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2023. Particulars prepared October 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

