

# Lot 2 – Strome House Site & Private Bay

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Lochcarron | Ross and Cromarty

4.60 Hectares / 11.37 Acres



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4.60 Hectares / 11.37 Acres

An exceptionally rare opportunity to acquire an stunning woodland with a private bay on Lochcarron, complete with off-grid cabin and approved planning for a four-bedroom house.

- Circa 11 acres of charming mixed woodland
- Planning permission granted for a four-bedroom home with spectacular views over Loch Carron
- Private, off-grid two-bedroom cabin, perfect for peaceful retreats or guest accommodation
- Sheltered private bay with boat mooring

**Freehold for Sale as a Whole**

**Offers Over £225,000**

**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Jock Galbraith MRICS & Emily Moore

## Location

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The woodland occupies an exceptionally scenic position on the northern shore of Loch Carron in the burgh of Ross and Cromarty. The charming village of Lochcarron lies just 1.5 miles to the east, offering a range of local amenities including shop, restaurant, café, and a welcoming hotel. At the head of the loch, around 4 miles further north, is the village of Strathcarron, which benefits from a railway station providing convenient access to the wider Highlands and beyond. Inverness Airport lies approximately 65 miles to the east, while Fort William is around 86 miles to the south, both offering excellent transport links.

The property is identified on the location and sale plans contained within these particulars. The entrance to the cabin is situated at Grid Reference NG 879 373, with a What3Words code of `backpack.blunt.reverses` and a nearest postcode of IV54 8YH.

## Access

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Access to the property is taken directly from the public road (U4895), leading to a private entrance gate marked A1 on the sale plan. From here, a well-defined track leads to the off-grid cabin. The access track can easily be continued to facilitate access to the new house site.

By boat, the property can also be accessed via Loch Carron, with a private mooring located just off the bay.





## Description

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This rare and highly attractive property comprises mixed woodland, providing a peaceful and natural setting for both the existing off-grid cabin and a new house site. The woodland offers excellent privacy, shelter, and a rich variety of native flora and fauna, creating a truly tranquil retreat.

The off-grid cabin measures approximately 40ft x 12ft and is thoughtfully laid out to include two bedrooms, a kitchen, a bathroom, and a living area. Powered by a diesel generator and benefiting from a private water supply, it offers comfort and self-sufficiency in a remote, serene setting.

A scenic path winds from the cabin through the woodland to a stunning private stone bay, ideal for watersports or boat mooring. The current owners have enjoyed the property as a holiday and leisure retreat, with activities including kayaking, canoeing, sailing, and paddleboarding on the calm, sheltered waters of Loch Carron. The property's private mooring provides direct access to the loch, offering excellent opportunities for sailing or powerboating, with easy exploration of Plockton, Applecross, Skye, and beyond.

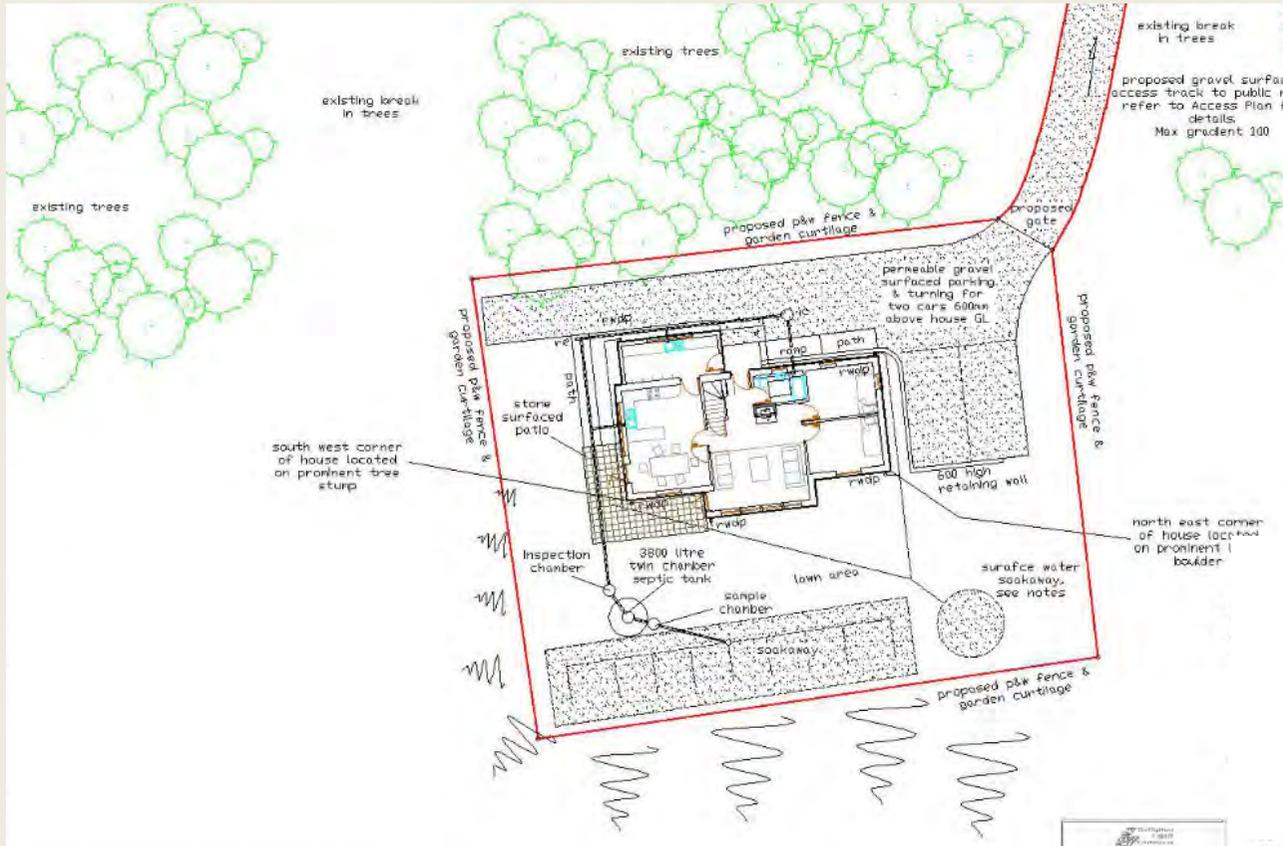
The property also benefits from approved planning permission to construct a four-bedroom home with stunning views over the loch, offering the potential to create a remarkable Highland residence or the ultimate holiday home. Further details can be found on the following page.



# Approved Planning Permission – 4 Bedroom House

Planning permission, granted in 2014, allows for the construction of an attractive four-bedroom dwelling with commanding views across Loch Carron. The site has already been cleared and prepared for development, with a septic tank installed, providing a strong foundation for future construction. Full details of the planning consent can be found on the Highland Council website on this link:

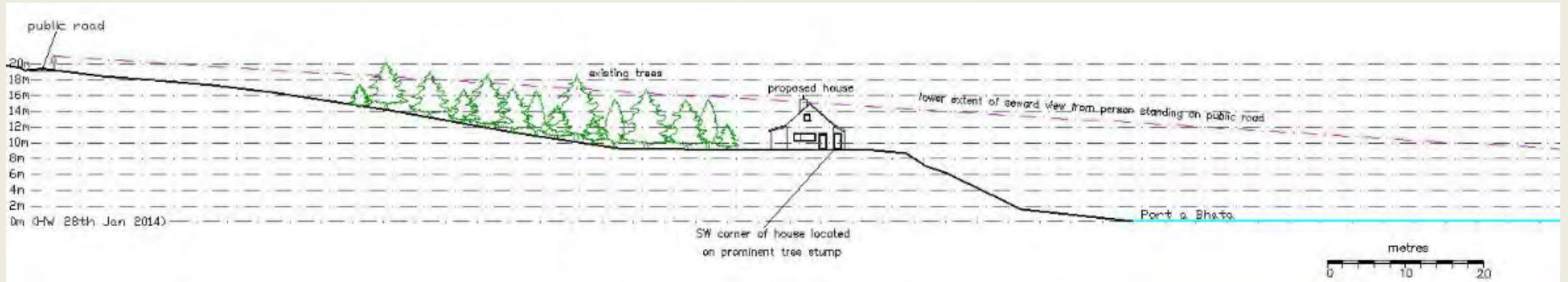
<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=N1AYHJIH7R000>



North West Elevation



South East Elevation



## **Sporting Rights**

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Sporting rights are included in the sale.

## **Boundaries**

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The property is partly bounded by a fence and is unfenced in places.

## **Mineral Rights**

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Mineral rights are included so far as the seller has right thereto.

## **Wayleaves & Third-Party Rights**

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The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

## **Designations**

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We are not aware of designations impacting the property. Interested parties should carry out their own searches.





## **Forest Grants & Management**

The property is not subject to any current forestry grant schemes. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

## **Viewing**

Viewing is possible at any time. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

## **Offers**

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

## **Selling Agents**

### **GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

## **Seller's Solicitors**

### **Morton Fraser MacRoberts LLP**

9 Haymarket Square, Edinburgh EH3 8RY

Tel: 0131 247 1000

Ref: Matthew Barclay

## **Authorities**

### **Scottish Forestry**

Perth & Argyll Conservancy

Upper Battleby

Redgorton

Perth PH1 3EN

Tel: 01738 442 830

### **The Highland Council**

Headquarters

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 608

## **Taxation**

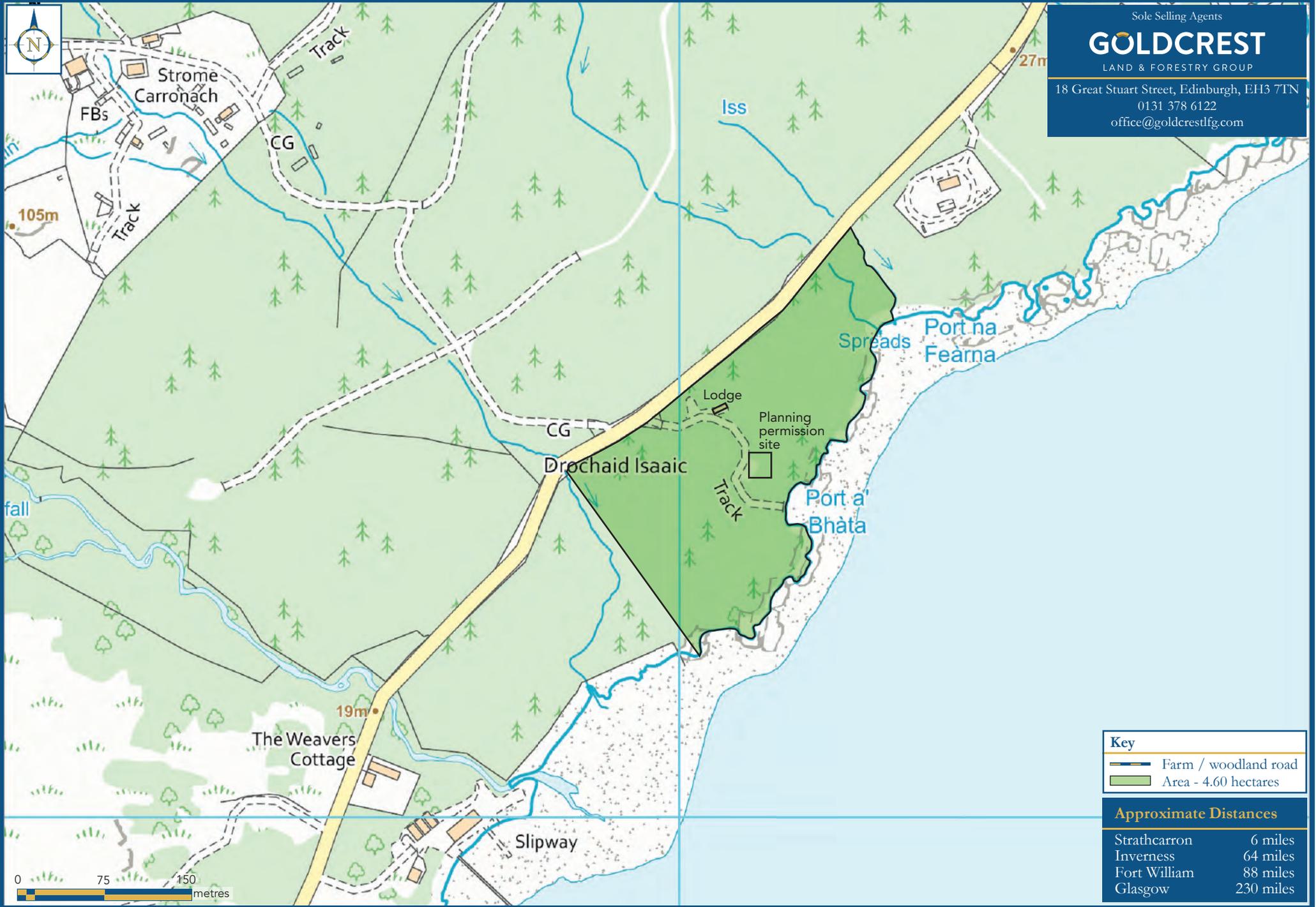
At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

## **Financial Guarantee/Anti Money Laundering**

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

Strome Wood and Private Bay, Loch Carron



Sole Selling Agents  
**GOLDCREST**  
 LAND & FORESTRY GROUP  
 18 Great Stuart Street, Edinburgh, EH3 7TN  
 0131 378 6122  
 office@golderestlfg.com

Key	
	Farm / woodland road
	Area - 4.60 hectares

Approximate Distances	
Strathcarron	6 miles
Inverness	64 miles
Fort William	88 miles
Glasgow	230 miles



# GOLDCREST

LAND & FORESTRY GROUP

**18 Great Stuart Street**

**Edinburgh, EH3 7TN**

**0131 3786 122**

**office@goldcrestlfg.com**

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#### **IMPORTANT NOTICE**

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in March 2026) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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