

**Croftland and Decrofted Plot East of Carn Mor  
Balnacra  
IV54 8YN**



**An opportunity to purchase croftland that extends to approximately 6.4 acres which incorporates a de-crofted building plot that extends to approximately 0.12 acres and on which planning permission in principle has been granted for the erection of a house. The croftland is fully enclosed and the plot is unserviced although services are believed to be nearby.**

**OFFERS IN THE REGION OF £50,000**

HSPC Reference: 57202

**The Property Shop**, 47 Church Street, Inverness  
**Telephone:** 01463 225 533      **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)



This croftland extends to approximately 6.4 acres and lies between the A890 and the Inverness to Kyle of Lochalsh railway line. It is fully enclosed and incorporates a de-crofted building plot that has planning permission in principle granted for the erection of a house. The site is unserviced although it is believed that services are available nearby. Details of the planning permission can be found on the eplanning pages of the Highland Council's website using the reference no: 10/02934/PIP. On the tile plan the croftland is edged in red with the de-crofted plot tinted pink. Being croftland it is subject to crofting tenure and further information regarding crofting can be gained by visiting the Crofting Commission website - [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)

The croftland is located near to Strathcarron which is a hamlet situated at the head of the sea loch, Loch Carron, between the rivers, River Carron and River Taodail in Wester Ross, Lochcarron approx. 4 miles away is popular with holidaymakers and tourists, it has a thriving community for residents which includes a nursery, a playgroup and a primary school. Secondary schooling is provided at Plockton High School. There is also a local dental practice, a medical centre and a choice of shops.

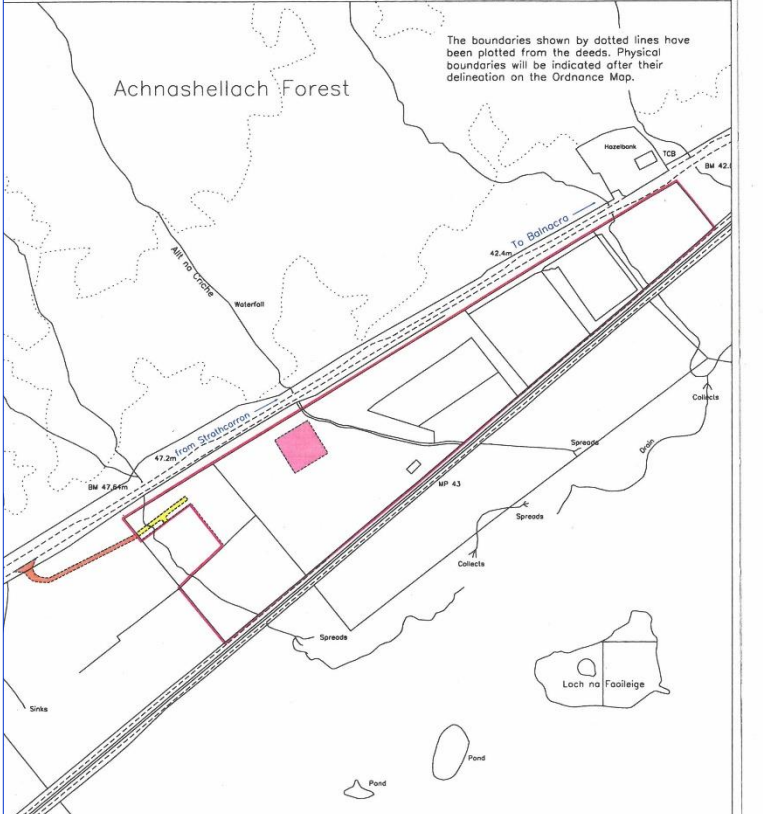
19/02045/PIP

The land is un-serviced although services are believed to be nearby.



|   |                            |                     |
|---|----------------------------|---------------------|
| <br><b>LAND REGISTER<br/>OF SCOTLAND</b>   | <b>Officer's ID / Date</b> | <b>TITLE NUMBER</b> |
|   | 3405<br>4/10/2011          | <b>ROS12811</b>     |
| <br><b>ORDNANCE SURVEY<br/>NATIONAL GRID REFERENCE</b><br><br>NG9745 NG9746 NG94NE | <b>Scale</b>               |                     |
|   | 1/2500                     |                     |
|   | <b>Survey Scale</b>        |                     |
|   | 1/2500                     |                     |

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The map displays a section of land with various features:

- Achnashellach Forest:** Located in the upper left area, indicated by dotted lines.
- Roads:** A main road runs diagonally across the map, labeled "To Strathcarron" and "To Balnacro". A smaller road branches off to the right, labeled "To Balnacro".
- Buildings:** Several rectangular structures are shown, some with labels like "Housebank", "TCD", and "SPRINGS".
- Water Features:** A "Pond" is located at the bottom center, and a "Stream" flows along the right side.
- Survey Points:** Numerous points are marked with letters and numbers, including "BM 47.84m", "MP 43", and "SW 42.1".
- Other Labels:** "Sinks", "Collects", "Spreads", "Lach na Faileige", and "Pond" are also present.

A note in the top right corner states: "The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map."

Interested parties are invited to visit the land at their leisure, no appointments are necessary.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.