

Camusteel Croft

Applecross IV54 8LT

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Rarely available Croft Tenancy in the stunning location of Applecross on the beautiful West Coast of Scotland

- Croft extends to approx.1.56 ha (3.86 acres)
- Development potential (subject to necessary consents)



Situation

Situated in scenic Applecross, Wester Ross within walking distance of the Applecross Inn and The Walled Garden Restaurant, both renowned for their local produce including seafood.

Applecross offers outstanding mountain and coastal scenery as well as benefiting from the mild Gulf Stream. It is an ideal location for those interested in outdoor pursuits with Applecross Mountain and Sea Guides offering kayak trips and rock climbing. A network of paths offer walking for all abilities and mountain biking. The sheltered waters of the Inner Sound and Applecross Bay offer opportunities for boating.

Directions

From Inverness take the A9 towards Thurso/Ullapool. At the Tore roundabout take the A835 Ullapool road. Follow the road signposted Ullapool until you pass through Garve. When you have travelled through Garve take the left-hand lane towards Kyle of Lochalsh, Lochcarron. At Achnasheen take the first exit off the roundabout towards Lochcarron Continue along the road to Lochcarron. Continue through Lochcarron on the road to Applecross.

When you reach Kishorn, continue through the village until you reach the Bealach Na Ba on the right-hand side. Take this road over to Applecross. As you drop down the hill into the village turn left and follow the road along the shore through Milton. Continue along and the croft is located just before the village shop. What3Words //arching.springing.honeybees

Description

The crofting tenancy R0072 / C2037 extends to approx.1.56ha (3.86acres), comprising 0.15ha of the original croft lying either side of the public road and a further 1.41ha of permanent Apportionment on the north side of the village, now all registered as a single croft. The land is being actively farmed and provides rough grazing for sheep or cattle. It is all registered with SGRPIDas Region 2 and eligible to receive agricultural support through the LFASS and BPS schemes.







Proposed Realignment

The Seller is in the process of contacting the Crofting Commission to request an update to the Crofting Register so that it reflects this realignment which is based on the actual on the ground fence boundaries and usage within the community.



Legend

-  Proposed Realignment
Croft
0.15 hectares (0.37 acres)
 -  Proposed Realignment
Permanent Apportionment
1.41 hectares (3.49 acres)
 -  Registered Croft
0.10 hectares (0.25 acres)
 -  Registered Croft
Permanent Apportionment
1.36 hectares (3.37 acres)
- or thereby



Applecross C2037 Croft

Comparison Plan

BI Ref. MB026-0601S

Rev 0
Drawn by MEW
Date 10/01/2024
Scale at A4 1:3,000
OS Grid Ref NG 707 423

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