

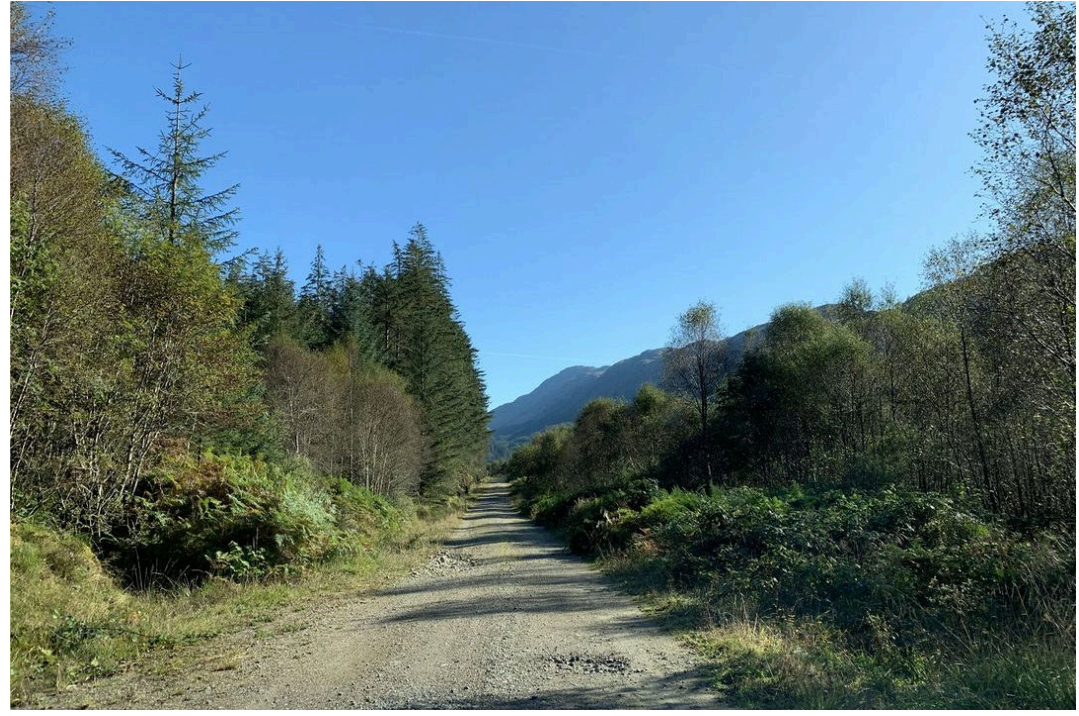


Glenhurich Sawmill

Glenhurich Sawmill, Polloch, Glenfinnan, PH37 4LX

bellingram.co.uk

 **Bell
Ingram**



Property Description

Situated in a picturesque rural yet accessible location, in an area home to red squirrels, pine martens and golden eagles lies Glenhurich Sawmill.

Around seven miles from Strontian, Glenhurich Sawmill offers buyers an exciting opportunity to acquire a detached formal sawmill, a building of traditional stone construction sitting under a slate roof in disrepair and benefitting from a useable floor space of approximately 60 square metres.

The property includes the internal and external infrastructure relating to a sawmill including belt driven machinery, blades, bench, skids (degraded) and direct drive diesel generator which also supplied electricity for the property. The mill has not been used for a number of years, has not been tested, and the set up does not meet today's safety requirements. No guarantees are given as to the condition of any machinery or generator. There is a covered external store on the eastern gable and a small generator shed to the rear.

The property has lain vacant for a number of years and requires complete renovation to bring to useable standard. The building could offer commercial or residential development potential subject to the necessary consents being granted. The property offers a unique opportunity for off grid living in a stunning location on the beautiful Ardnamurchan peninsula.

Subject to correct consents, subject to correct consents, this stone stead with fantastic south westerly setting has the potential to become a unique off grid home/holiday let/bolt hole in undeveloped Glenhurich, famed for its seclusion, offering a sublime location shared with native wildlife free from noise and light pollution.

It should be noted that part of the roof has recently collapsed, and clients are advised to view externally, using pictures from the listing to determine the condition of the interior of the building. All viewings must be confirmed with the selling agent.

The land extends to an area of 0.15 ha (0.38 acres), with the boundary limits demarked by wooden stakes. All building contents, fixtures and fittings will be included in the sale.



Glenhurich Sawmill, Polloch, Glenfinnan, PH37 4LX

Fixed Price £55,000

Plans

Approximate gross external area
0.38 acres

Location

Directions

From Fort William, head south on the A82 signposted for Oban for approximately 9 miles until arriving at the Corran vehicular ferry. Take the short ferry crossing to Ardgour and on disembarking, take the A861 south west towards Strontian. At Strontian take the right turn signposted for Polloch just after crossing the bridge and continue for approximately 5½ miles before taking another right turn onto a well-maintained forestry track marked Glenhurich. Continue for approximately 500 metres and take a further right turn just after crossing the bridge. The subjects are located on the left hand side of the road approximately 1 mile along this road.

[what3words:///book.screen.panels](https://www.what3words.com/book/screen/panels)



Details

Local Authority

Highland

Tenure

Freehold

Services & Additional Information

Please note that there are no public utilities available in the vicinity of the site.

Electricity – by on site Generator or micro generation to be installed by purchaser.

Private Water Supply – bore hole to be installed on the sale property by purchaser no feasibility survey has been carried out. Water may be able to be taken from the stream in within the property boundary however, further investigations would be required.

Waste Water – Septic Tank to be installed by purchaser.

Pictures-November 2024

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingham.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: February 2025

Property Ref: OBN240160

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Glenhurich Sawmill, Polloch, Glenfinnan, PH37 4LX

Fixed Price £55,000