



Crofts 114/115/116

Achiltibuie, Ullapool, Highland, IV26 2YG

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Introduction

Excellent opportunity to purchase an area of Owner-Occupied Croft extending to approximately 21.49 acres, in the popular village of Achiltibuie on the naturally beautiful West Coast of Scotland.



The land for sale measures approx. 8.69ha (21.49 acres) and consists of croftland plus two decrofted plots with potential for development.

The croftland is in two separate parcels – the larger area extending from the public road down to the foreshore and a smaller area 0.68 ha (1.68 acres) lying on the north side of the public road.

The croftland is registered with the Crofting Commission as two separate crofts and offers permanent grassland and rough grazing suitable for cattle or sheep.



The plots measure 0.23ha and 0.51ha and planning consent was obtained for the Erection of a House (05/00207/OUTRC) and the Formation of Access & Installation of services to Three Affordable House Plots (ARM) (06/00450/REMRC) respectively. These permissions have now lapsed and new consents would be required for any development.

A gravel track gives access from the public road across both crofts and also to a Water Authority tank near the foreshore. The whole property has been actively farmed as one unit.

For information about owning a croft and crofting legislation, it is recommended that advice is sought from the Crofting Commission (www.crofting.scotland.gov.uk) or a solicitor with Crofting experience.

Viewing Arrangements

The croft can be viewed at any time by prior arrangement through the selling Agents.





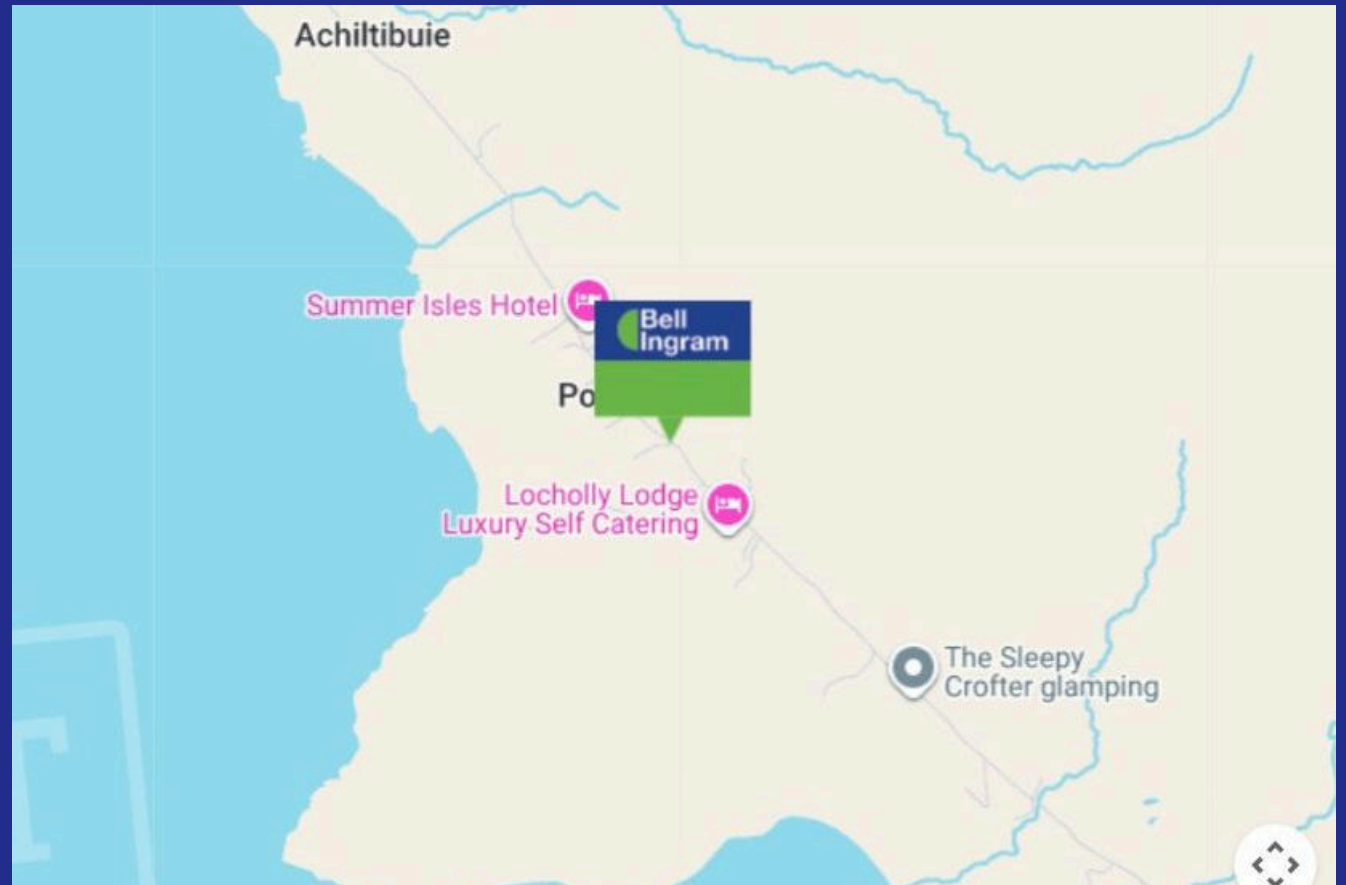


Location

The croft is set in the desirable location of Achiltibuie with uninterrupted sea views. Overlooking the Summer Isles and open sea, Achiltibuie is set in magnificent mountain and coastal scenery on the remote north west coast. There are numerous activities in the area including fishing, birdwatching, sailing and cliff climbing at nearby Reiff. Stunning beaches are also found at Reiff and Achnahaird.

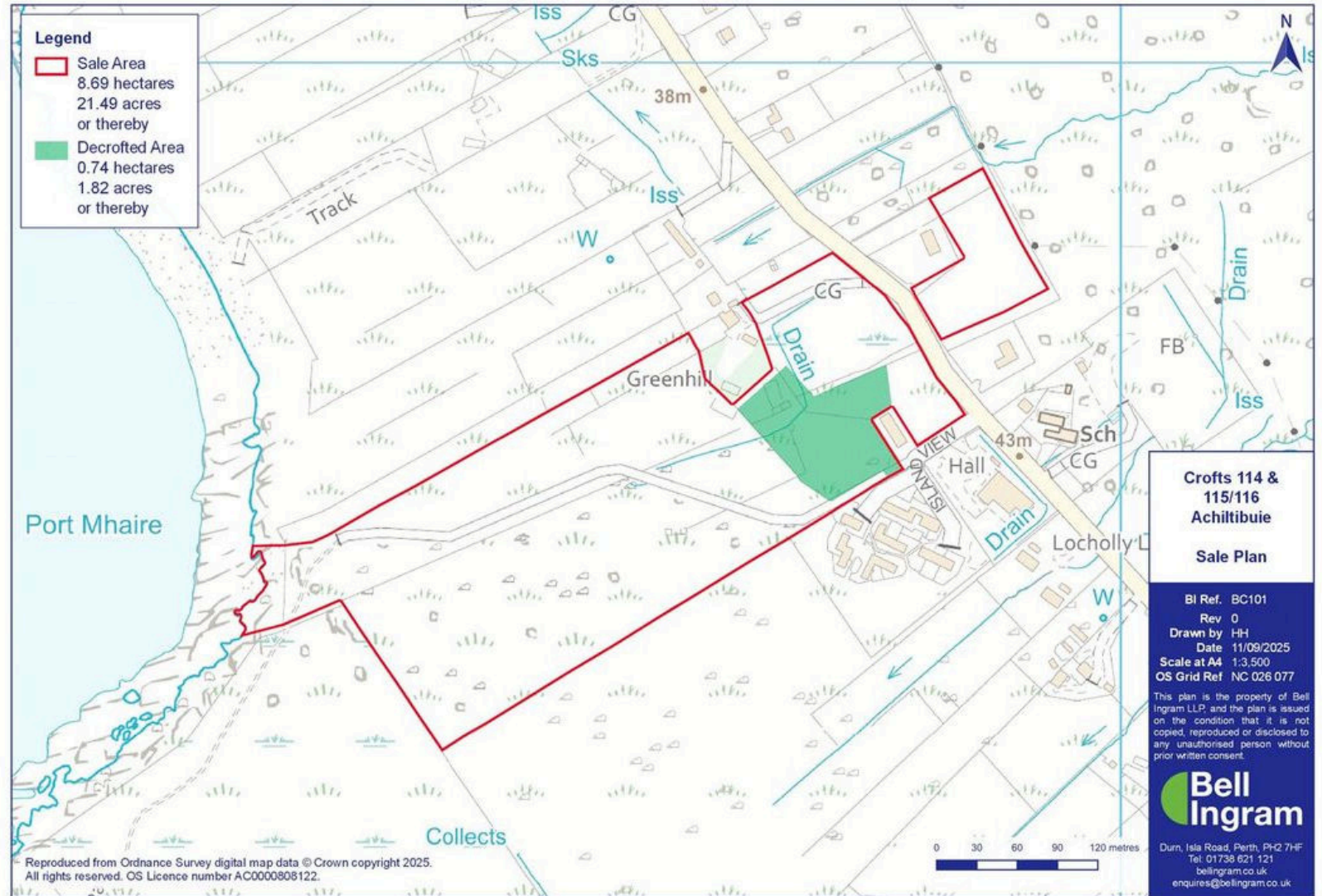
Local amenities are a community hall, post office, convenience store, hotel and doctors' surgery. There is a primary school and secondary pupils attend Ullapool High School.

Ullapool, approximately 24 miles away, has a greater range of facilities with a supermarket and other shops, restaurants, pubs and hotels as well as the main Ferry terminal to Stornoway in the Outer Hebrides.



Plans

21.49 acres



Details

Local Authority

Highlands and Islands Council

Council Tax

Band = N/A

Tenure

Freehold

EPC

EPC Rating = EXEMPT

N/A

Services & Additional Information

Directions

From Ullapool follow the A835 north for approximately 16 miles until you reach Drumrunie. Take the left hand turn and follow this road for 13 miles until you reach a fork in the road. Take a left hand fork to Achiltibuie. When entering the village continue past the Summer Isles Hotel and the croft entrance is on the right hand side just after the 20 MPH sign.

What3Words///copies.super.teardrop

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Offers Over £140,000



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Published: September 2025

Property Ref: INE250144

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