



# Croft 10 and Birch Grove Chalet

10 Wester Alligin, Achnasheen, IV22 2HD

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# Introduction

A rare opportunity to acquire a well-developed and income-producing croft in the truly special west coast setting of Wester Alligin with outstanding views to Upper Loch Torridon and Beinn Damph.

Owner-occupied croft extending to approximately 1.1 ha (2.718 acres).

Decrofted building plot (approx. 0.1ha (0.247 acres) with full planning permission (May 2025).

High-spec, eco-friendly one-bedroom holiday let (completed 2024).

Separate one-bedroom owner's lodge with independent access.



Extending to approximately 1.1 hectares, the owner-occupied croft is well managed and thoughtfully arranged, combining productive land with established planting and natural woodland.

The property includes an income-generating, detached, eco-conscious luxury one-bedroom holiday let, completed in 2024 to a high specification. This stylish one bedroom unit features an open plan kitchen/living room with open views to the sea, a spacious bedroom and shower room. It has underfloor heating, solar panels, a wood burning stove, and a separate laundry room and wood store. It has its own independent parking and driveway access, ensuring privacy for guests. The property has also achieved a Green Tourism Gold Award, reflecting its strong environmental credentials.

In addition, there is a separate detached, one-bedroom owner's lodge, also with its own drive access and wood burning stove, providing comfortable private accommodation (Council Tax Band A).



### Plot

There is a decrofted building plot extending to approximately 0.1 hectares, with full planning permission (renewed May 2025, ref: 25/00863/FUL). Services are already in place on site, including electricity, water, telephone and drainage, with capacity to connect to the existing treatment system, offering an excellent opportunity for further development.

### Croft

The croft land itself is a notable asset, comprising managed grazing enclosed by stock fencing, an established deer-fenced woodland with direct access to Wester Alligin common grazings and a newly regenerated woodland area. There is an attractive orchard with 25 fruit trees featuring traditional Scottish heritage varieties of apple, along with plum, pear and cherry. There are also three useful storage sheds supporting crofting activity and a wood storage shed.

The croft has a share in the Wester Alligin common grazings.

This is a rare opportunity to acquire a well-developed and income-producing croft in a truly special west coast setting.

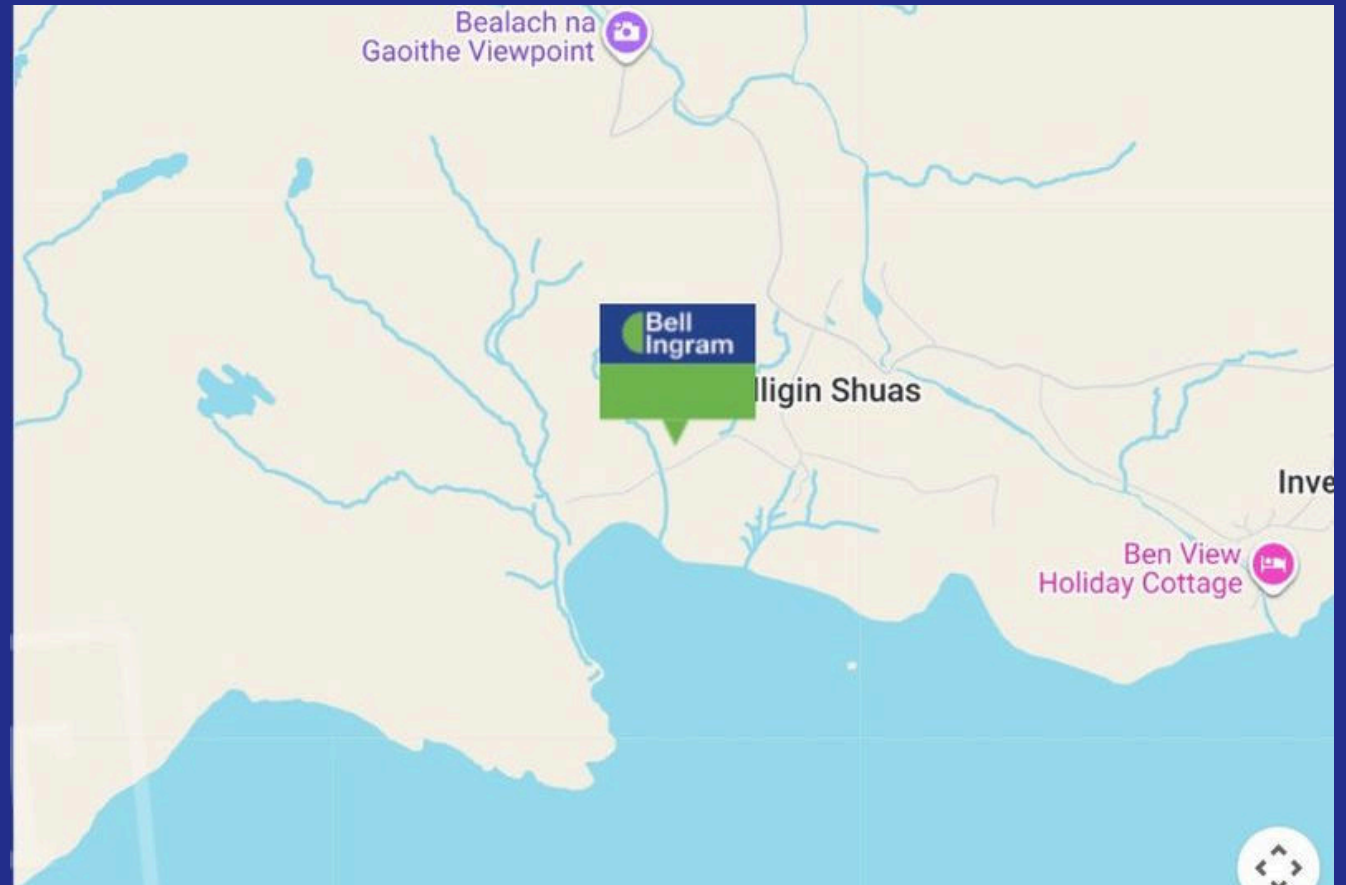






## Location

Birch Grove and Croft 10 present an exceptional lifestyle opportunity within the naturally beautiful coastal township of Wester Alligin, set in an elevated position with open views towards Upper Loch Torridon and Beinn Damph. Located within the Wester Ross National Scenic Area and the Wester Ross UNESCO Biosphere, the setting is both protected and visually outstanding.



# Plans

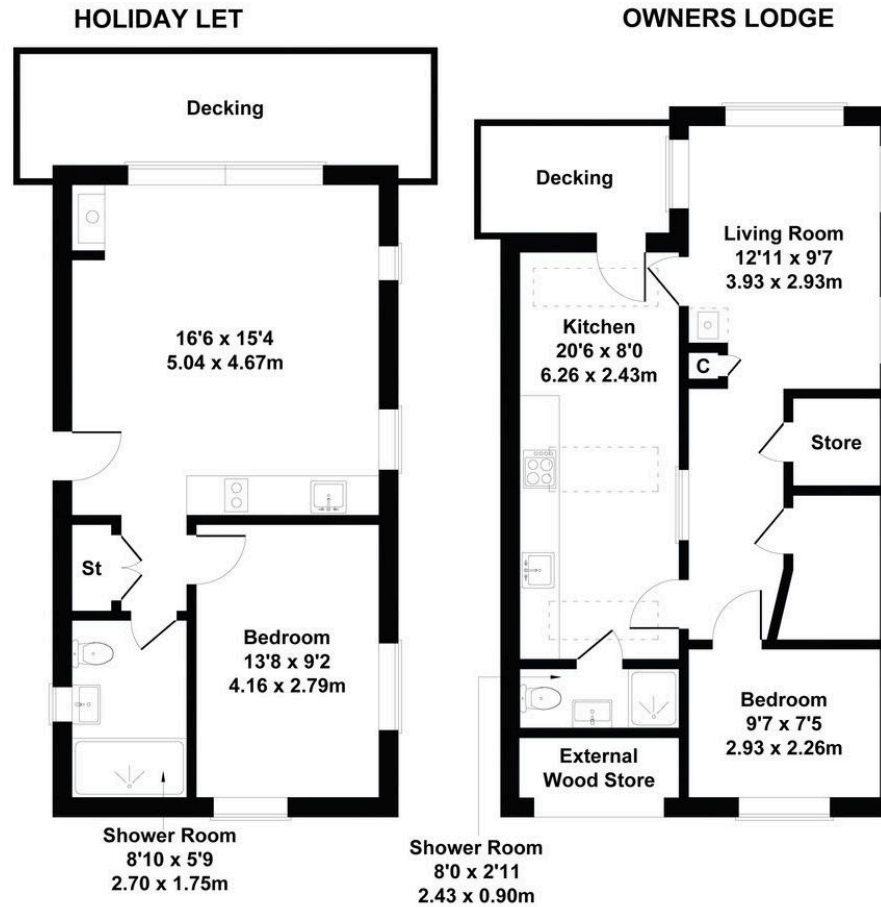
In total 95 sq meters

## Birch Grove and Croft 10, Wester Alligin, Achnasheen, Highland, IV22 2HD

Approximate Gross Internal Area

Holiday Let 474 sq ft - 44 sq m

Owner Lodge 549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

# Details

## Local Authority

Highlands and Islands Council


## Council Tax

Band = A and B

## EPC

EPC Rating = B

Birch Grove

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	89	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Services & Additional Information

Mains water, electricity and telephone

Drainage to Klargester BioDisc 12 person sewage treatment plant

Council Tax Birch Grove – Band B Owners Lodge – Band A

### Directions

From Inverness, take the A9 north over the Kessock Bridge and continue to the Tore roundabout. Take the A835 towards Ullapool and follow this road for approximately 18 miles. After Garve turn left onto the A832 signposted Gairloch, continue for approximately 15 miles. At the Achnasheen roundabout continue on the A832 signposted Gairloch, Kinlochewe. In Kinlochewe turn left onto the A896 signposted Torridon, Shieldaig.

At the Torridon road junction turn right signposted Torridon, Inveralligin, Diabaig. Travel through the village of Torridon, continue for about 6 miles. At the signpost for Wester Alligin (postbox and noticeboard on the corner) turn left down the hill into Wester Alligin. Continue down the hill, ignore the small road off to the left, continue past a cottage called Midwest. Follow the tarmac road ahead, then round another bend and down a slope. When the road levels out look on the right for a green post box signed Birch Grove Croft 10.

[What3Words.com/helpful.modem.waving](http://What3Words.com/helpful.modem.waving)

10 Wester Alligin, Achnasheen, IV22 2HD

Offers Over £250,000



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