

# Crofts 232 & 478

CULKEIN, ACHNACARNIN, ASSYNT, HIGHLAND, IV27 4JG



*A scenic croft tenancy available with stunning views, with approved planning for the erection a house (24/02855/PIP) the total land is approximately 6.58 hectares (16.2 acres)*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



232 and 478 Culkein, Achnacarnin, Assynt is a brilliant croft tenancy encompassing approximately 6.58 hectares (16.2 acres) of land.

There has been a planning approval for the erection of a house on the land (reference -24/02855/PIP).

This exceptional croft offers a unique opportunity to embrace the serenity and beauty of the Scottish Highlands, with an ever-changing landscape and spectacular views extending to Cape Wrath.

# THE PLOT

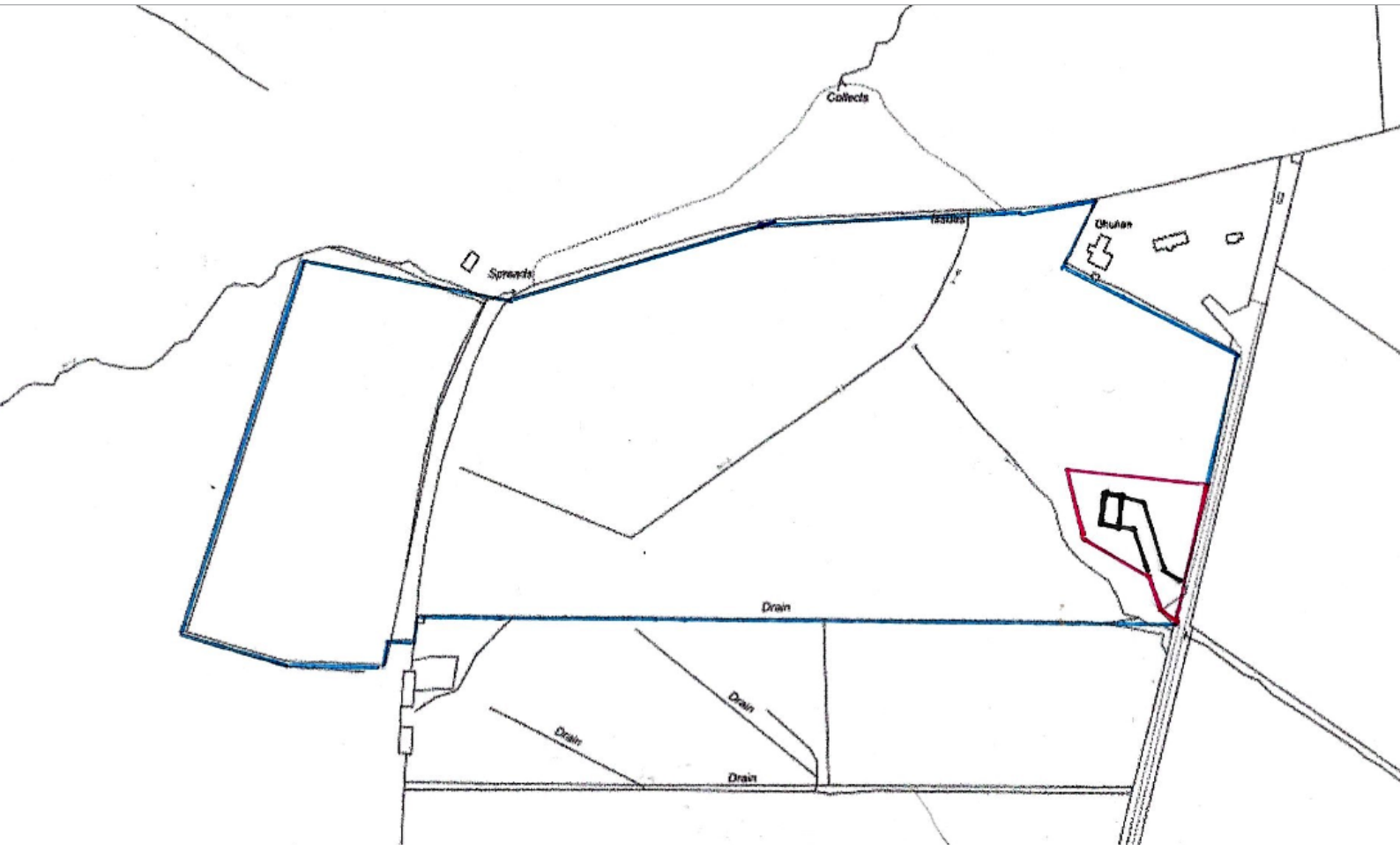


The land has been completely re-fenced, with the back portion deer-fenced for added protection. Additionally, 2,000 trees have been planted, enhancing the natural environment and contributing to the area's biodiversity. The drainage channels have also been reinstated

If you are looking for a base for agricultural activities, this croft tenancy provides the perfect setting.



The croft registration number for this land is C1806.



With its backdrop of tranquil beauty where the landscape evolves with the seasons, this land offers a living canvas of natural wonders. Immerse yourself in the stunning surroundings and explore this remarkable croft tenancy.

# THE LOCATION

The croft land is nestled within the crofting township of Achnacarnin on the Stoer Peninsula in Assynt, surrounded by stunning, wild scenery that defines this region. Renowned for its spectacular mountains and pristine sandy beaches, Achnacarnin provides a picturesque backdrop.





For those seeking adventure, the area boasts a range of activities including mountain climbing, fishing, and sailing. Explore the nearby Clachtoll, Clashnessie, and Achmelvich beaches, each just a short drive away, for more coastal beauty and outdoor fun. The local wildlife is abundant, with sightings of red deer, otters, and badgers, and a prolific array of bird life, including buzzards and other birds of prey.

Essential amenities can be found in Lochinver, approximately 9 miles away, with additional shops and services available in Ullapool, some 43 miles from Achnacarnin. For more extensive needs, the vibrant city of Inverness is about 99 miles away, providing a wider range of facilities and services.

Experience the tranquillity and natural beauty of Achnacarnin, where the majestic Scottish landscape meets the comforts of a welcoming community.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.