

Lot 2 – Strome House Site & Private Bay

Lochcarron | Ross and Cromarty

4.60 Hectares / 11.37 Acres





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An exceptionally rare opportunity to acquire an stunning woodland with a private bay on Lochcarron, complete with off-grid cabin and approved planning for a four-bedroom house.

- Circa 11 acres of charming mixed woodland
- Planning permission granted for a four-bedroom home with spectacular views over Loch Carron
- Private, off-grid two-bedroom cabin, perfect for peaceful retreats or guest accommodation
- Sheltered private bay with boat mooring

Freehold for Sale as a Whole

Offers Over £225,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

The woodland occupies an exceptionally scenic position on the northern shore of Loch Carron in the burgh of Ross and Cromarty. The charming village of Lochcarron lies just 1.5 miles to the east, offering a range of local amenities including shop, restaurant, café, and a welcoming hotel. At the head of the loch, around 4 miles further north, is the village of Strathcarron, which benefits from a railway station providing convenient access to the wider Highlands and beyond. Inverness Airport lies approximately 65 miles to the east, while Fort William is around 86 miles to the south, both offering excellent transport links.

The property is identified on the location and sale plans contained within these particulars. The entrance to the cabin is situated at Grid Reference NG 879 373, with a What3Words code of [backpack.blunt.reverses](#) and a nearest postcode of IV54 8YH.

Access

Access to the property is taken directly from the public road (U4895), leading to a private entrance gate marked A1 on the sale plan. From here, a well-defined track leads to the off-grid cabin. The access track can easily be continued to facilitate access to the new house site.

By boat, the property can also be accessed via Loch Carron, with a private mooring located just off the bay.





Description

This rare and highly attractive property comprises mixed woodland, providing a peaceful and natural setting for both the existing off-grid cabin and a new house site. The woodland offers excellent privacy, shelter, and a rich variety of native flora and fauna, creating a truly tranquil retreat.

The off-grid cabin measures approximately 40ft x 12ft and is thoughtfully laid out to include two bedrooms, a kitchen, a bathroom, and a living area. Powered by a diesel generator and benefiting from a private water supply, it offers comfort and self-sufficiency in a remote, serene setting.

A scenic path winds from the cabin through the woodland to a stunning private stone bay, ideal for watersports or boat mooring. The current owners have enjoyed the property as a holiday and leisure retreat, with activities including kayaking, canoeing, sailing, and paddleboarding on the calm, sheltered waters of Loch Carron. The property's private mooring provides direct access to the loch, offering excellent opportunities for sailing or powerboating, with easy exploration of Plockton, Applecross, Skye, and beyond.

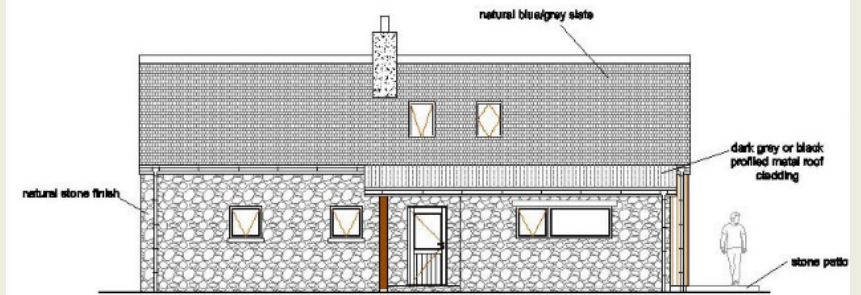
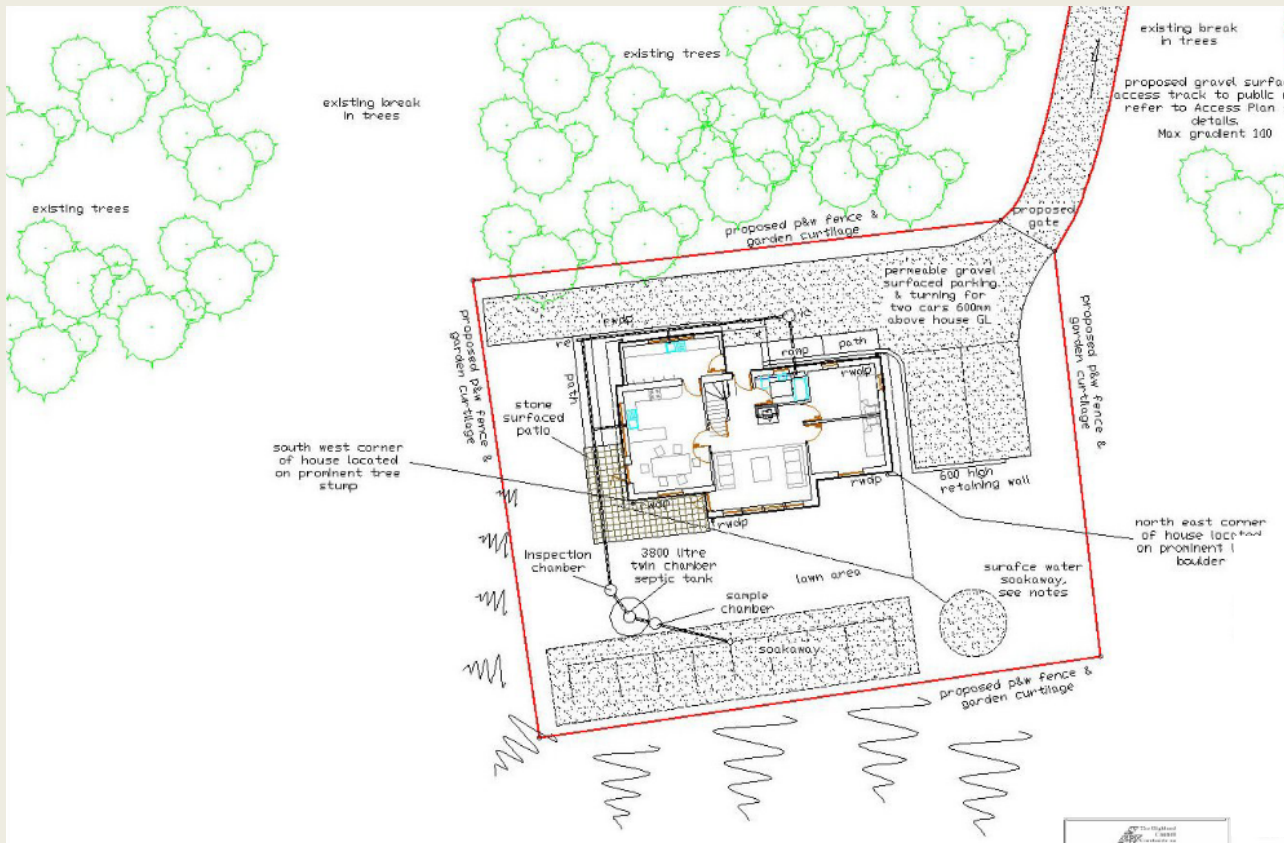
The property also benefits from approved planning permission to construct a four-bedroom home with stunning views over the loch, offering the potential to create a remarkable Highland residence or the ultimate holiday home. Further details can be found on the following page.



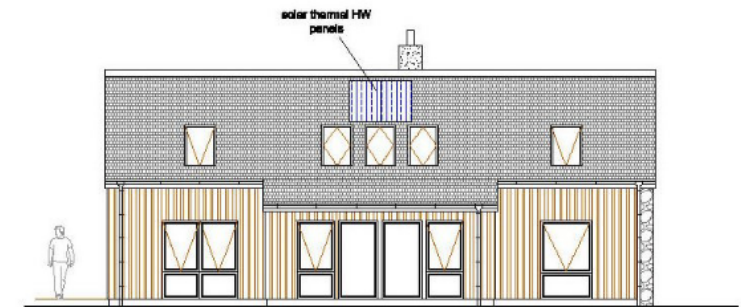
Approved Planning Permission – 4 Bedroom House

Planning permission, granted in 2014, allows for the construction of an attractive four-bedroom dwelling with commanding views across Loch Carron. The site has already been cleared and prepared for development, with a septic tank installed, providing a strong foundation for future construction. Full details of the planning consent can be found on the Highland Council website on this link:

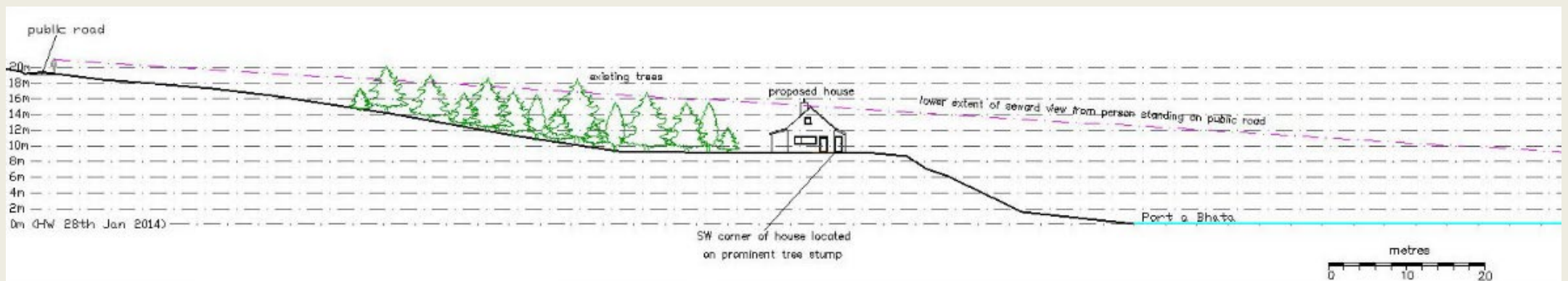
<https://wam.hIGHLAND.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=N1AYHJIH7R000>



North West Elevation



South East Elevation



Sporting Rights

Sporting rights are included in the sale.

Boundaries

The property is partly bounded by a fence and is unfenced in places.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Designations

We are not aware of designations impacting the property.
Interested parties should carry out their own searches.





Forest Grants & Management

The property is not subject to any current forestry grant schemes. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is possible at any time. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Morton Fraser MacRoberts LLP

9 Haymarket Square, Edinburgh EH3 8RY

Tel: 0131 247 1000

Ref: Matthew Barclay

Authorities

Scottish Forestry

Perth & Argyll Conservancy

Upper Battleby

Redgorton

Perth PH1 3EN

Tel: 01738 442 830

The Highland Council

Headquarters

Glenurquhart Road

Inverness

IV3 5NX

Tel: 01349 886 608

Taxation

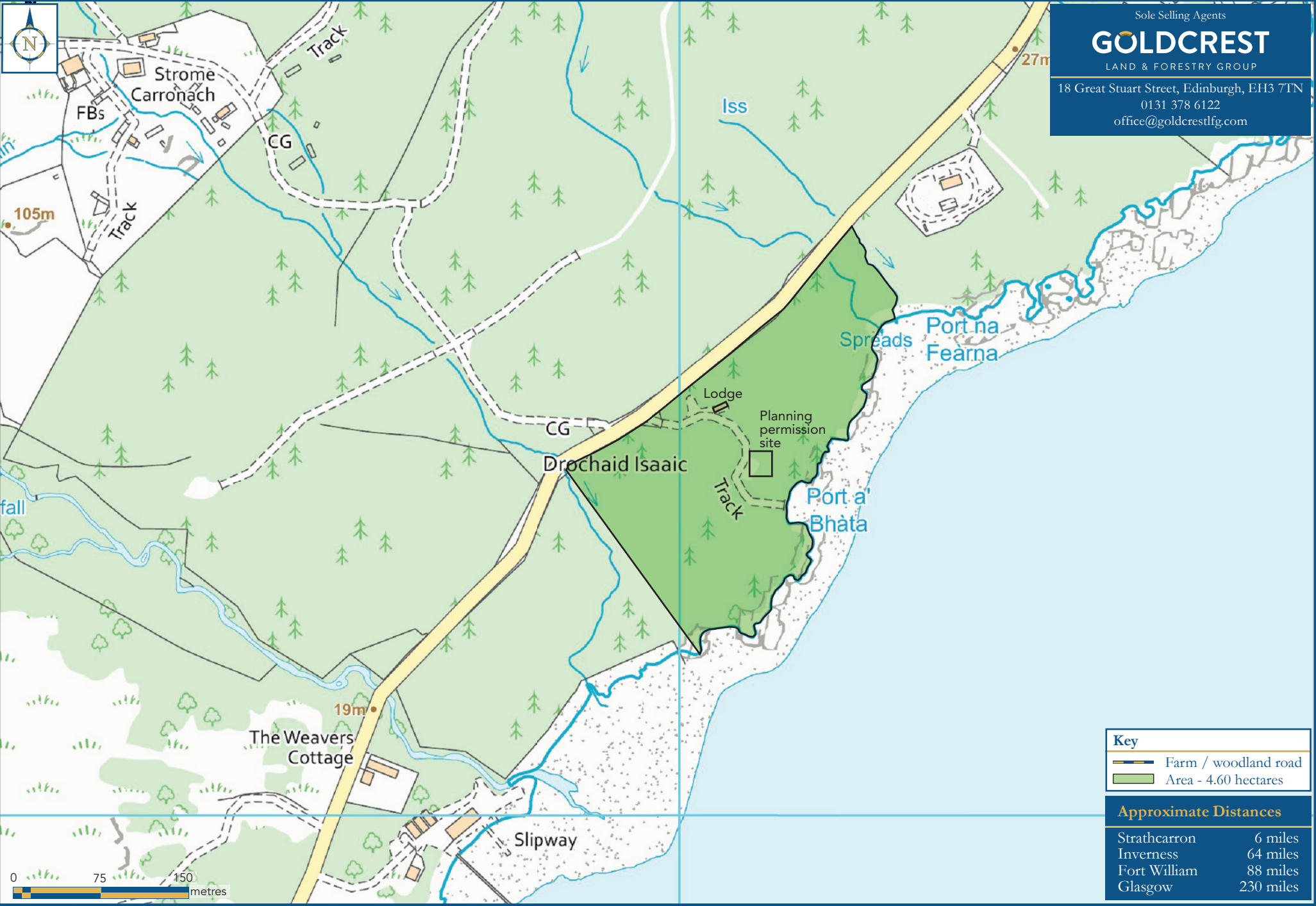
At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

Strome Wood and Private Bay, Loch Carron



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