



SALEN JETTY | SALEN | ACHARACLE | PH36 4JN

OFFERS OVER: £950,000

A Rare Opportunity to Purchase Salen Jetty – Marine Business, Infrastructure & Bespoke Residential Property.

An exceptionally rare opportunity has arisen to purchase Salen Jetty, a well-established, family-run marine facility, with a stunning detached property, located on the shores of Loch Sunart, within the heart of the Ardnamurchan Peninsula. In operation since 2010, this thriving coastal business offers a comprehensive range of services for visiting vessels and tourists, and is now presented for sale as a successful, turnkey business with excellent growth potential. The sale includes a jetty, pontoons, moorings, a slipway and on-shore facilities include a shop, shower room, WC, and a boatshed. The shop and boatshed are currently leased, generating ongoing rental income. Also included in the sale is a bespoke, energy-efficient property, beautifully designed to complement its elevated setting and to maximise the breathtaking views across Salen Bay to Loch Sunart. Adding further value is the inclusion of the 'Mingary', a 38-foot Evolution charter vessel, which is currently operated for popular wildlife and heritage tours on the loch. This is a unique chance to live and work in one of the most scenic and unspoiled locations on Scotland's west coast—offering lifestyle, income, and commercial potential in equal measure.

Located in the delightful community of Salen on the Ardnamurchan peninsula, an area famed for its natural rugged beauty and wildlife. Approximately 40 miles west of Fort William, the village of Acharacle, some 3 miles away, offers local amenities.

- Established Marine Business on Loch Sunart
- Bespoke Detached Residential Property
- Spectacular Loch Front Position
- Jetty, Moorings & Pontoons
- All-Tides Slipway & Boat Storage
- 38ft Tour Boat 'Mingary' Included
- Onshore Facilities: Shop, WC, Shower Room
- Boatshed & Shop with Additional Rental Income
- Lifestyle & Business Opportunity in One
- EPC Ratings: C 78

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Property:

Completed around 2021, this bespoke, energy-efficient property enjoys a stunning, elevated position with direct views over Loch Sunart and Salen Bay. Thoughtfully designed to maximise its exceptional setting, the home combines high-end finishes with modern comfort and sustainable living features.

The accommodation comprises a spacious open-plan lounge and dining area, where large picture windows frame the breathtaking views with a feature stove adds warmth and character. Semi-open to this is a, contemporary kitchen by *Second Nature*, fitted with high-end appliances and a stylish bamboo worksurface that reflects the property’s eco-conscious design.

There are four generously proportioned double bedrooms, offering flexibility for families or guests. The property also includes a modern bathroom and a separate shower room. A large utility room adds to the practicality of the property.

Designed with sustainability in mind, the property features a thermal store heating system with underfloor heating throughout, and solar panels that contribute to hot water heating. Most of the windows are triple-glazed, enhancing energy efficiency and comfort year-round. Vaulted ceilings on the upper level add a sense of space and light, completing this impressive and thoughtfully designed property.

- Upper Level
- Entrance Vestibule 2.2m x 1.5m
- Shower Room 3.6m x 1.8m
- Lounge/Diner 8.1m x 3.5m
- Kitchen 4.0m x 3.5m
- Bedroom 3.5m x 2.7m
- Inner Hallway 2.1m x 1.3m
- Plant Room 2.2m x 1.2m
- Lower Level
- Utility Room 7.2m x 3.5m
- Bathroom 2.2m x 2.0m
- Bedroom 3.5m x 3.1m
- Bedroom 4.7m x 3.6m
- Bedroom 5.6m x 3.5m

Outbuildings at the property comprise of a garage, boatshed with stores and a greenhouse.

Facilities and Services:

Moorings and Berths: The jetty accommodates 9 visitor pontoon berths and 4 swinging moorings, catering to various vessel sizes.

Marine Services: On-site amenities include the sale of marine red diesel and bottled gas, ensuring essential supplies for vessels.

Slipway and Storage: An all-tides slipway facilitates the launching and retrieval of boats, with additional storage options available ashore for day boats.

Shore Facilities: The facility includes a shop (around 48sqm), shower room, and WC, enhancing the comfort of visitors. Notably, the shop and boatshed are currently leased out to tenants, providing an additional income stream.

Boat Trips: The 'Mingary', a 38-foot Evolution vessel, offers half-day history and wildlife trips on Loch Sunart, providing a unique experience for tourists and locals alike.

Tenure: The shoreside land is held under absolute ownership/heritable (freehold equivalent) title. A lease covering the pontoons and moorings area is held between Salen Jetty and the Crown estate until November 2038.

Location and Potential

Located approximately 40 miles west of Fort William, Salen Jetty enjoys excellent road access while maintaining a tranquil, remote atmosphere. The area is a magnet for marine tourism, outdoor recreation, and nature lovers, making it an ideal base for expanding the existing business or developing complementary ventures. Salen serves as a gateway to the stunning landscapes of the Ardnamurchan Peninsula.

Further Information

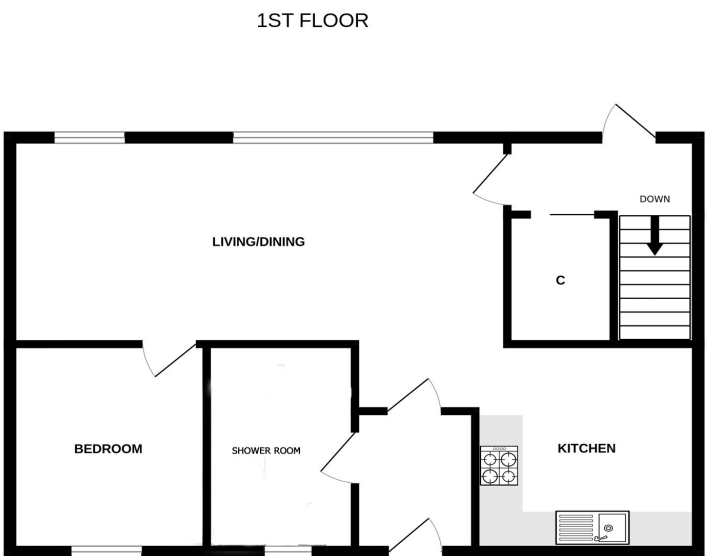
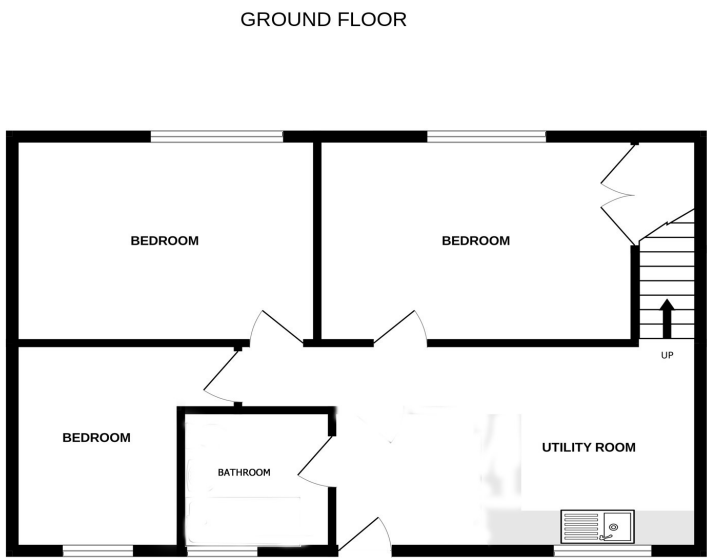
For more details, please visit: www.salenjetty.co.uk
Accounts are available to interested parties at our clients discretion.

Travel Directions

From Fort William, travel south on the A82 to the Corran Ferry (regular daily crossings). From Ardgour, turn left and proceed on the A861 for 22 miles to Salen, turning left where signposted Glenborrodale on the B8007. Continue on the road ahead and the Jetty on the left hand side.

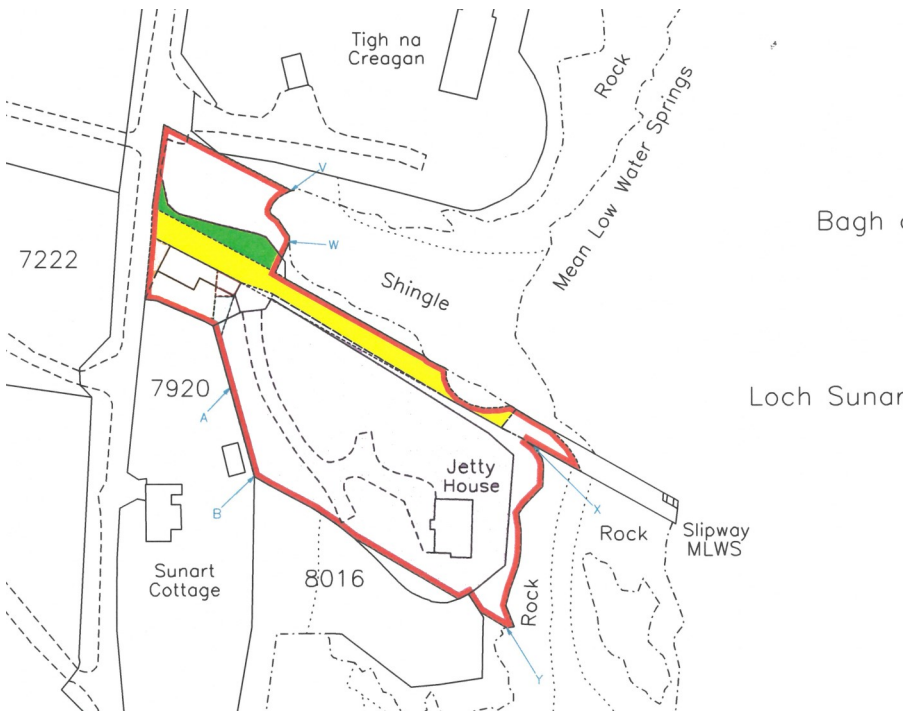


Floor Plans



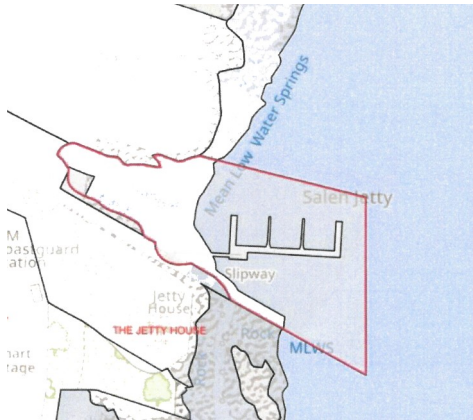
Title Plan

The area outline red is included in the sale. There is a right of access over the areas shaded green and yellow to Shiel Bridge Estate.



Leased Title Plan

The area outline red indicates the area leased from the Crown estate.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.