

A croft tenancy is an agricultural unit which is located in one of the crofting counties or specially designated areas consisting of a small area of land plus grazing rights in an area of common grazings shared with a number of other crofts in the local area. More detailed information regarding crofting regulations can be found by going on to [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk) or [www.crofting.org](http://www.crofting.org) and Crofters (Scotland) Act 1993 schedule 2.

Badluarach is a stunning rural area which consists of scattered crofts and houses and the croft straddles the road in the hamlet of Badluarach to the shore of Little Loch Broom and enjoys wonderful views across the loch to Beinn Ghobhlach and Ben Mor Coigach in the far distance. The croft land for sale extends to approx. 2.83 hectares (6 acres) of which approx. 0.143 hectares (0.35 acre) is de-crofted and there has previously been planning in principle to build a residential home and garage. The Council have also indicated that they may look favourably on planning applications for the barn and ruin to be converted to residential properties.

There is a two bedroom static caravan with exterior Kingspan on the site with LPG Heating, a log burner and composting toilet. In addition there is a caravan pitch which has power. There are services to the croft and apportionment.

Directions: Travelling west on the A835, turn left at the Braemore Junction on to the A832, continue for 18 miles. Turn right into Badcaul and continue along the single track road for 2.3 miles the croft is here and on both sides of the road.

What3Words [///pots.translated.overdrive](https://www.what3words.com/pots.translated.overdrive)

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax Exempt

To arrange a viewing call Highland Homes on 01349 865125

HSPC Out of Hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk). Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.




# FOR SALE

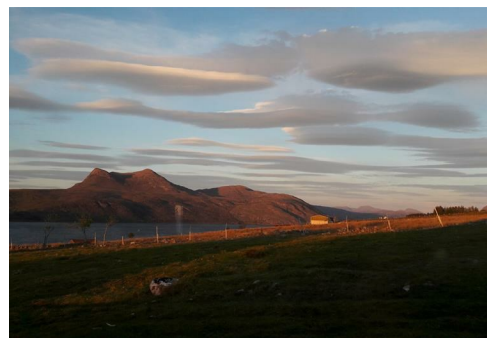
**HIGHLAND HOMES**  
by Middleton Ross



**Croft 14 Badluarach, Dundonnell, IV23 2RA**

**Offers over £165,000**

- Croft 14
- Apportionment 1 Acre (0.14 ha)
- Services to the Croft
- Barn and Ruin
- Approx. 6 Acres in Total (2.83 ha)
- De-crofted area 0.35 Acre (0.143 ha)
- Static Caravan and Stables



**Croft 14 Badluarach, Dundonnell, IV23 2RA**

**Offers over £165,000**

Croft tenancy situated on the shore of Little Loch Broom with beautiful views of the loch and Beinn Ghobhlach.  
A fantastic opportunity for a small business opportunity.

Approximate  
Floor Area  
0.00 sq ft