

# 7 Big Sand

GAIRLOCH, IV21 2DD



*A rare opportunity to acquire a 1.42 hectare croft  
in the scenic township of Big Sand, enjoying sea  
views across to the Isle of Skye*



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Situated in the scenic township of Big Sand, this generously sized croft extending to approximately 1.42 hectares offers an exceptional opportunity to create a bespoke home in a peaceful and highly sought-after coastal setting.

Known as Croft 7 Big Sand, the land enjoys a pleasant sense of privacy while remaining part of a small and established crofting community. The croft includes a ruined house, which adds character and interest to the site, along with a Kedar polytunnel that supports small-scale growing and crofting use.

# THE CROFT





The croft benefits from attractive views towards the sea and across to the Isle of Skye, providing a striking and ever-changing backdrop. The elevated and open nature of the land enhances the sense of space and connection to the surrounding landscape, making it an ideal setting for a thoughtfully designed home.

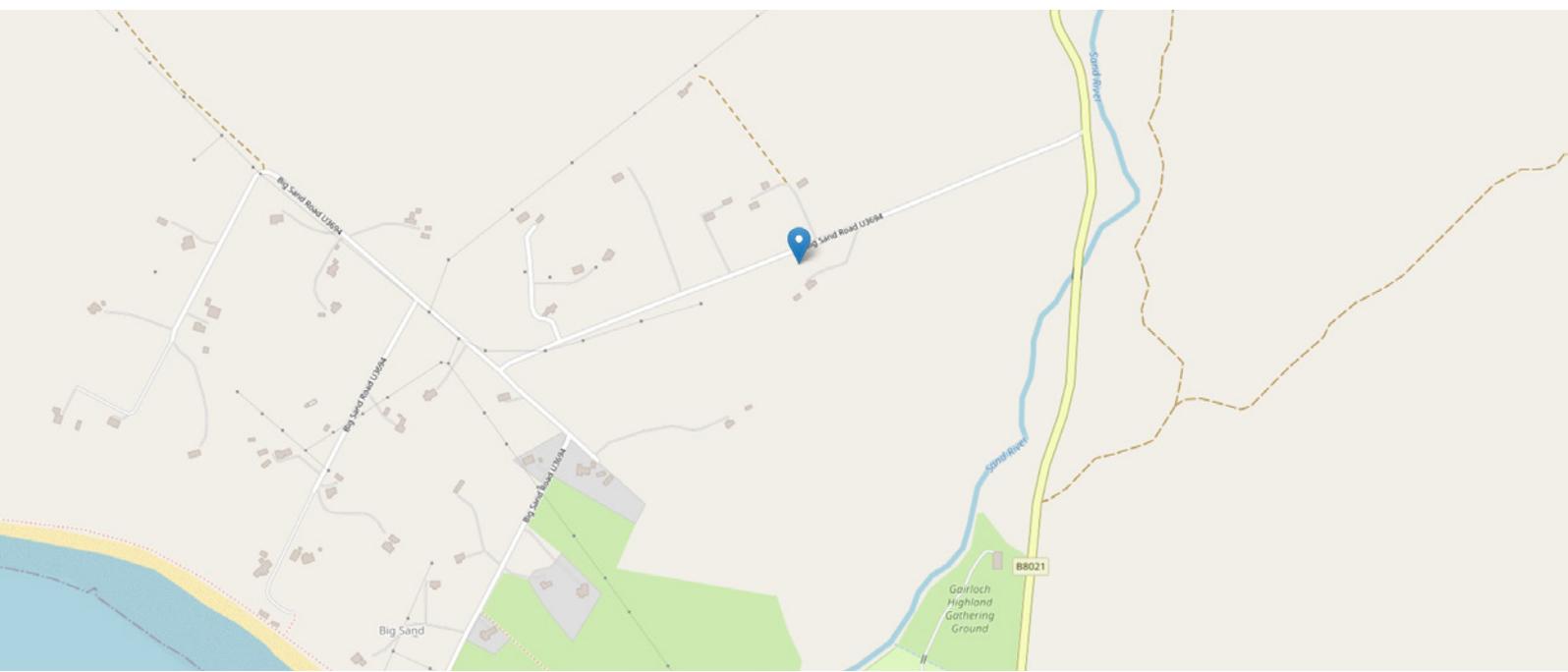
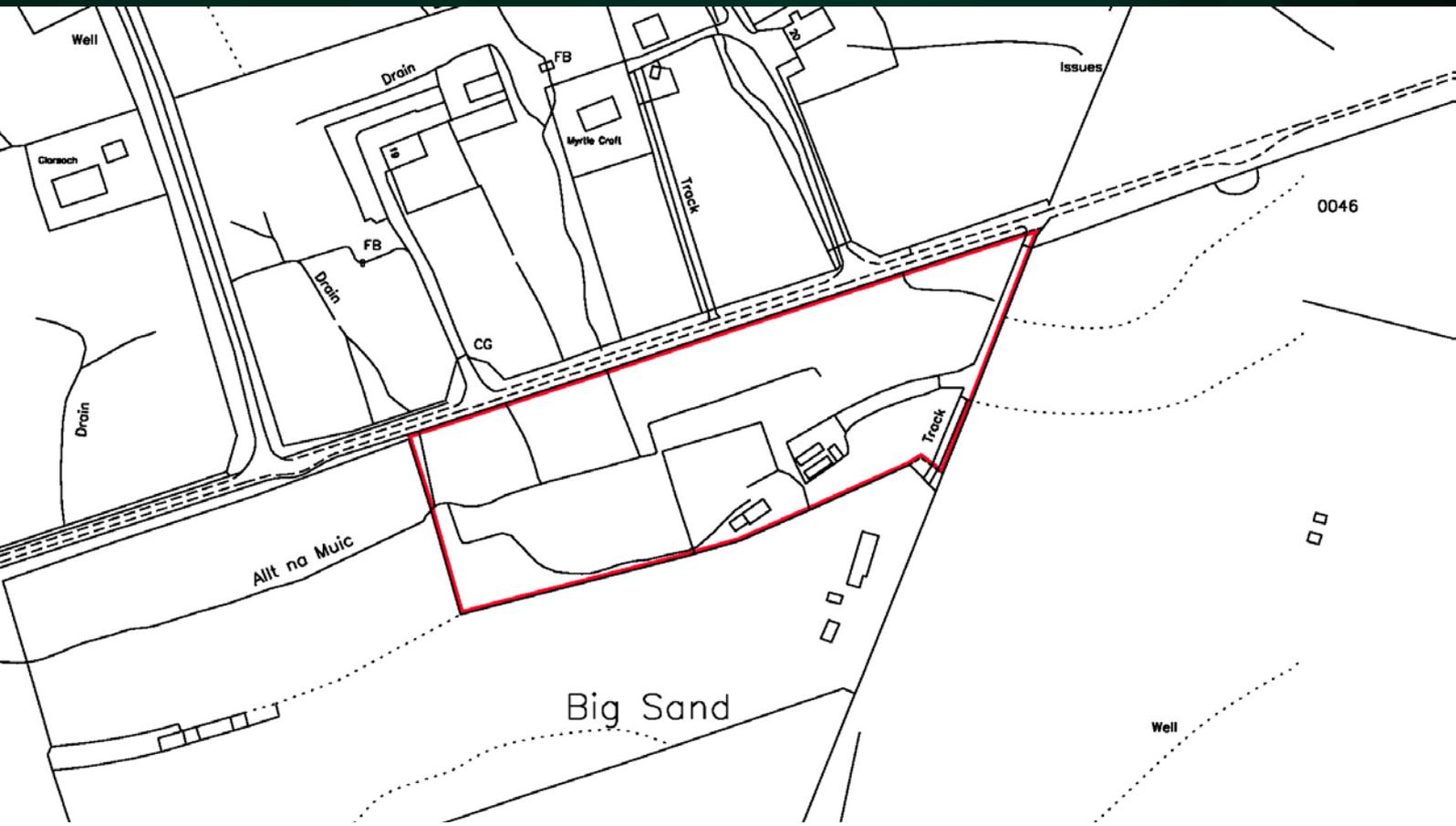
Full planning permission was previously granted for a one and a half storey dwelling under reference 07/00551 FULRC, confirming the site's suitability for residential development and offering a valuable starting point for prospective purchasers. For reference, the croft is registered as R1819 on the Crofting Commission Register of Crofts (ROC) and the location code is 749/0145. The croft includes a share in the Big Sand common grazing."



Access to the croft is via a track which forms part of the land and also provides access to the croft beyond, ensuring practical and established access. The generous landholding offers scope for a range of uses associated with crofting or small-scale rural living, subject to the usual consents.

This property will appeal to buyers seeking a lifestyle opportunity, including those wishing to build a permanent family home, a rural retreat or a crofting residence in an outstanding coastal location. It is particularly well suited to those drawn to space, views and tranquillity while still valuing a sense of community and the character of the West Coast Highlands.

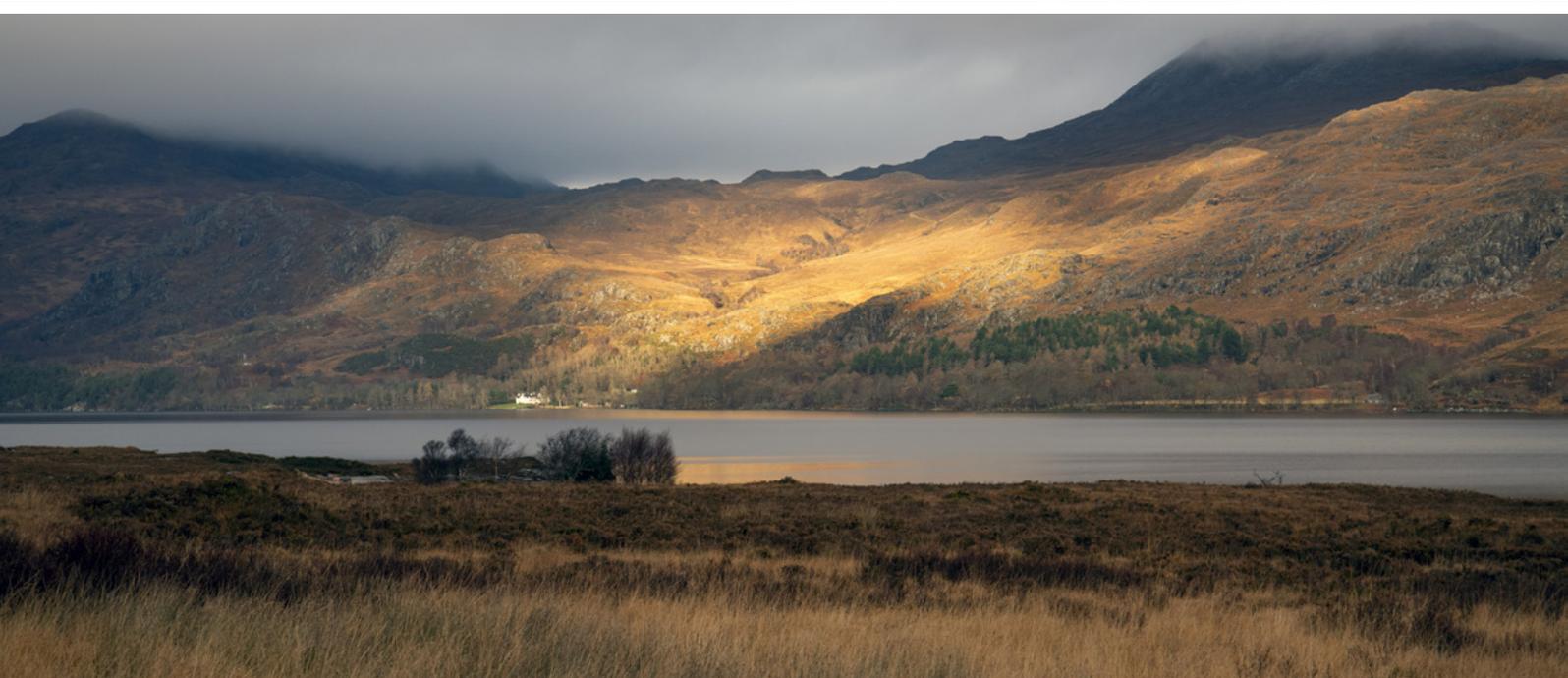
# TITLE PLAN & MAP



# THE LOCATION

Big Sands is one of the most sought-after coastal settings in Wester Ross, celebrated for its wide sweep of golden sand, turquoise waters and uninterrupted views towards the Isle of Skye and the Torridon mountains. Set on the edge of Gairloch, this exceptional beachside location offers a rare combination of dramatic Highland scenery and everyday convenience.

Gairloch is a thriving and welcoming coastal village, offering a good range of local amenities including shops, cafés, hotels, a medical centre and primary schooling, making it well suited to both permanent living and high-quality holiday accommodation. Secondary education is provided locally at Gairloch High School, a well-regarded community school serving the wider Wester Ross area, with school transport available from surrounding settlements.





The surrounding area is renowned for its outdoor lifestyle, with opportunities for coastal walking, kayaking, sailing, hill walking and wildlife watching. Deer, seals, dolphins and sea eagles are all regularly sighted along the coastline.

Despite its wonderfully peaceful feel, Big Sands is surprisingly accessible. The regional hub of Inverness lies approximately 65 miles away and offers excellent transport links. Regular bus services connect Gairloch with Inverness and neighbouring communities. Rail services are available from Achnasheen, approximately 35 miles away, providing connections to Inverness and onward travel throughout Scotland, including Edinburgh and Glasgow, as well as further south across the UK. Air travel is easily accessed via Inverness Airport, offering regular flights to major UK cities and selected European destinations.

This exceptional coastal location combines natural beauty, community spirit and practical connectivity, making Big Sands, Gairloch an outstanding setting for a home, retreat or investment in the Scottish Highlands.



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