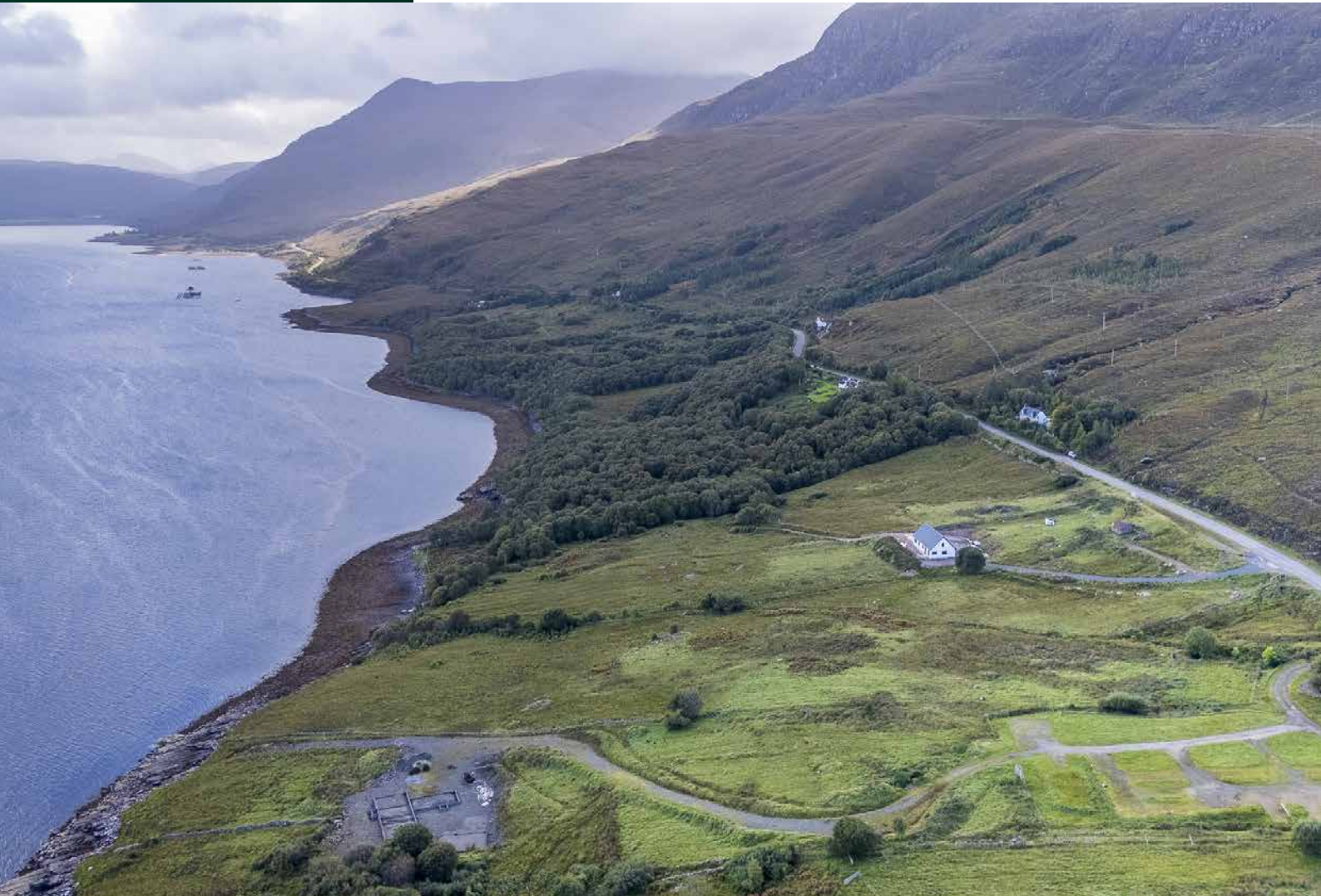


Croft C8646

BADCAUL, DUNDONNELL, HIGHLAND, IV23 2QY



The opportunity to create an exceptional Highland home overlooking Little Loch Broom, with planning for a substantial 280sqm house, jetty, water access, two holiday cabins, renewable energy and income potential



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Croft C8646 at Badcaul, overlooking Little Loch Broom, is one of those rare opportunities where the setting becomes part of the home. Set within an extraordinary Highland landscape, this 1.968 hectares (Approximately 4.86 acres) croft tenancy with common-grazing rights offers the chance to bring together a beautiful contemporary home, water access, renewable energy, holiday accommodation and an income-generating element, all within one remarkable setting. The vision was to create a home embedded in the landscape, making the most of the exceptional position and allowing the surroundings to become part of everyday life.

THE PLOT



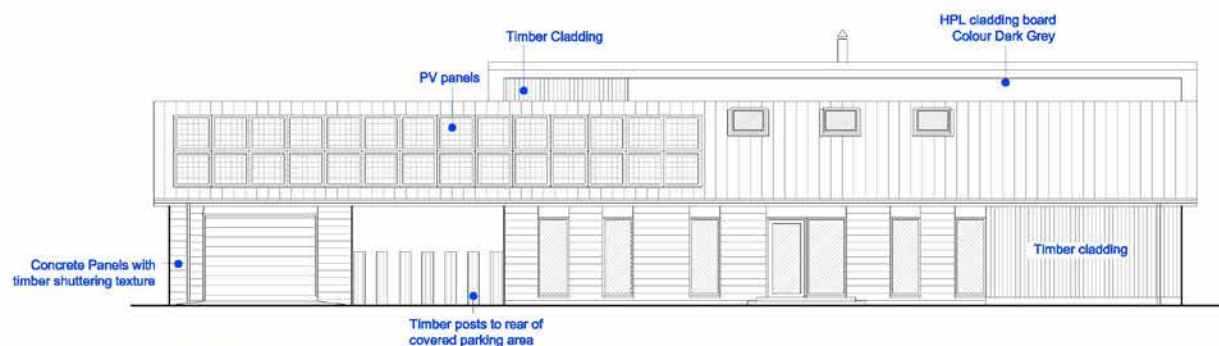
Full planning permission is already in place for a substantial contemporary three-bedroom house of approximately 280m², carefully designed around the setting and views. (24/02000/FUL). The intention is to create a home that feels connected to its surroundings, with the architecture, landscape and natural environment working together rather than competing with one another. The consent also includes two separate eco holiday-let cabins, creating the potential for a small-scale tourism business and an additional income stream. They have been conceived as an integral part of the wider vision, allowing the future owner to combine their home with a complementary business opportunity.



PROPOSED HOUSE PLANS



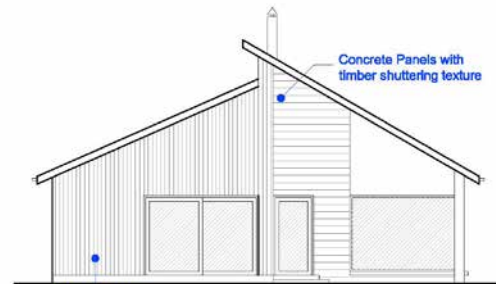
East Elevation (1:100 scale)



West Elevation (1:100 scale)



North Elevation (1:100 scale)



South Elevation (1:100 scale)



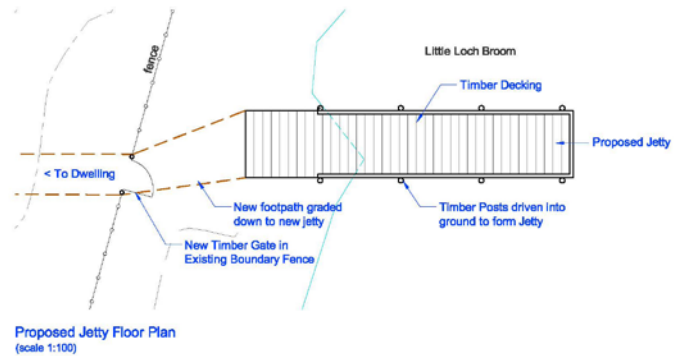
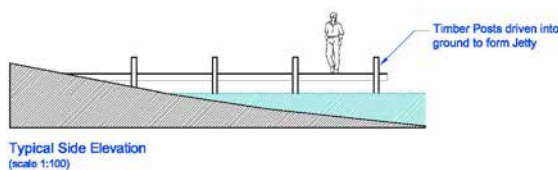
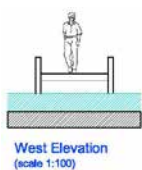
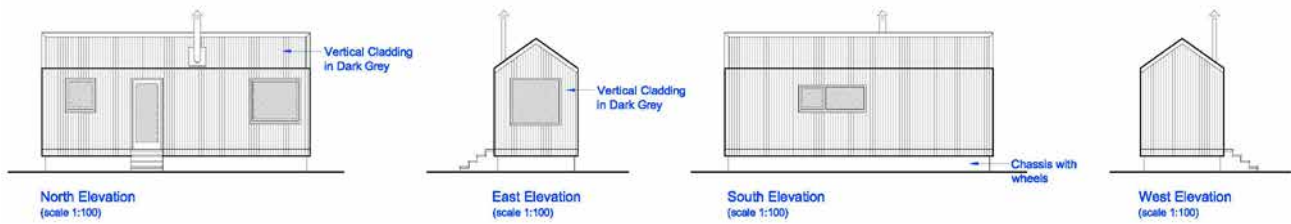
Proposed Ground Floor Plan (scale 1:100)

PROPOSED CABINS & KAYAK STORAGE PLANS

The two eco holiday-let cabins create the potential for a small-scale tourism business and an additional income stream.

The plans also include a kayak and storage shed together with a jetty and water access, creating the opportunity to make Little Loch Broom part of everyday life. The ability to combine a private home with direct access to the loch gives this opportunity a character that is difficult to replicate.

Walls: Composite cladding weatherboard, Colour: Dark Grey
Roof: Profile Metal roof sheeting, Colour to match walls



Walls: Composite cladding weatherboard, Colour: Dark Grey
Roof: Profile Metal roof sheeting, Colour to match walls





Site Section A-A (scale 1:500)

The underlying vision brings these elements together: a home capable of a high degree of independence in energy, water and heating, set within a landscape designed to develop naturally over time, with the two holiday cabins providing a complementary source of income. Together, they create the potential for a home that is both environmentally and financially sustainable over the long term.

Opportunities that combine home, land, water access, business potential and such a remarkable Highland setting are exceptionally difficult to recreate. Croft C8646 offers the chance to take that vision and make it yours.

THE LOCATION

Badcaul is a small coastal settlement on the shores of Little Loch Broom, set within the spectacular landscape of the northwest Highlands. Surrounded by dramatic mountains, open moorland, rugged coastline and sweeping loch views, it is a place where the landscape becomes part of everyday life. There is a wonderful sense of peace and space here. Quiet roads wind through the surrounding countryside, while the loch, mountains and coastline provide an extraordinary setting for walking, fishing, kayaking, wildlife watching and simply enjoying the outdoors. Badcaul has a small medical centre/community clinic, however, for the everyday essentials, Dundonnell is approximately 8 to 10 minutes away, with a small local store and post office providing a convenient option for those last-minute necessities. It means that although the setting feels wonderfully remote, the basics of everyday life remain within easy reach.





For a wider range of shopping, services and amenities, Ullapool is approximately 45 minutes by car. The town provides supermarkets, independent shops, cafés, restaurants, healthcare and other essential services, together with transport connections linking the wider Highlands. Garve is approximately 50 to 55 minutes away, providing another important connection to the wider Highlands, including rail services on the Kyle of Lochalsh line, local bus connections and community facilities.

For those travelling further afield, Inverness is approximately 1 hour 30 minutes away, providing a much wider range of shopping, leisure, education, healthcare and professional services, together with rail connections and Inverness Airport. The airport is approximately 1 hour 45 minutes away by road, providing convenient connections for travel further afield.

APPROXIMATE TRAVEL TIMES

- Dundonnell: approximately 8 to 10 minutes
- Ullapool: approximately 45 minutes
- Garve: approximately 50 to 55 minutes
- Inverness: approximately 1 hour 30 minutes
- Inverness Airport: approxi. 1 hour 45 minutes
- Little Loch Broom: right on the doorstep




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



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.