



MacPhee & Partners

Croft 120 Achnaha, Kilchoan, PH36 4LW



OFFERS OVER: £120,000

- Desirable Owner Occupied Croft
 - Common Grazing Shares
- Planning Permission for a House
 - Two Former Blackhouses
- Stunning Rural Location with Mountain Views
 - Close to Sanna Bay
 - Around 6.367 Acres

MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL

Tel: 01397 70 2200
www.macphee.co.uk
property@macphee.co.uk

The subjects for sale offer an extremely rare opportunity to acquire a traditional working croft in one of the most scenic and tranquil coastal locations in the West Highlands. Situated on the picturesque Ardnamurchan Peninsula, just one mile from the glorious white sands of Sanna Bay, the croft extends to approximately 6.367 acres (2.577 hectares) and is split over three areas. The croft benefits from additional hill grazing and common grazing rights, as well as existing planning permission for the erection of a dwellinghouse (not decrofted). The subjects also include two traditional blackhouses, which offer potential for further renovation and development, subject to the necessary consents. With its productive land, rich heritage and exceptional coastal setting, this is a rare and exciting opportunity for someone looking to embrace the crofting lifestyle, whether through livestock rearing, arable farming or exploring the potential for tourism-related ventures.

Location

The subjects for sale are nestled in the township hamlet of Achnaha, which lies within the remnant of an old volcano and one of the most westerly settlements on the British Mainland. Achnaha is a picturesque crofting township on the Ardnamurchan peninsula, famed for its rugged natural beauty and wildlife. Within walking distance of Sanna Bay, the township is visited by walkers, wildlife, geology and scenery enthusiasts, who marvel at the spectacular, unspoilt views towards the Atlantic, viewing Skye and the Small Isles – Rum, Eigg, Muck and beyond.

The main village of Kilchoan, a thriving community, is 4 miles away and has a Post Office, a thriving Church, hotels, a café, a primary school, the large Community Centre, which holds many classes and activities throughout the year, and in addition, there is a direct ferry link to Tobermory on the Isle of Mull all year.

Planning Permission

Planning Permission in Principle was granted on 20th January 2026

(Ref. 25/02721/PIP) for the erection of a house. A copy of the planning permission, site and location plans are available on the Highland Council Planning website - www.highland.gov.uk

Crofting Details

An excellent opportunity to acquire an owner-occupied croft at 120 Achnaha, including planning permission for a house (site not decrofted) and two former blackhouses, and the grazing share associated with the croft. 120 Achnaha is regulated by the Crofting Commission and is registered on Registers of Scotland's Crofting Register under Registration Number C3424.

Total croft areas - outlined red - 6.367 acres ((2.577 hectares)
Grazing share sousing 6 cows and 33 sheep

The successful assignee will be required to comply with the statutory duties associated with crofting. Further information regarding crofting and the responsibilities of a crofter can be found at the Crofting Commission website: www.crofting.scotland.gov.uk.

Services

It will be the purchaser's responsibility to connect to the services. Electricity is located close by, with water being private, and drainage to a septic tank - to be installed by the successful purchasers.

Travel Directions

From Fort William take the A82 south to Corran Ferry. When exiting the slipway turn left and follow the A861 to Salen. At Salen junction turn left, onto the B8007 and proceed on the Ardnamurchan Peninsula road for approximately 50 minutes. In Kilchoan turn right towards the lighthouse and turn right again after approximately one mile where signposted Sanna. Achnaha is the first township with the croft split over three areas, as show on the plan.

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