

# MULLAGRACH ISLAND

POLBAIN, ACHILTIBUIE



**Galbraith**







# MULLAGRACH ISLAND, POLBAIN, ACHILTIBUIE

A stunning island in the Summer Isles archipelago.

Old Dorney Harbour 2 miles ■ Ullapool 23 miles ■ Inverness 78 miles

- The most northerly of the Summer Isles.
- Modern, fully equipped cabin.
- A haven for wildlife.
- Landing stage and ground tackle for running mooring.
- A coastline of rocky beaches, cliffs and caves.

About 35.9 hectares (88.7 acres) in all.

Guide price £500,000

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com







## SITUATION

The Coigach Peninsula is one of the most beautiful parts of the western Highlands and falls within Scotland's first European Geopark, an area recognised globally for its outstanding geological features, cultural heritage and forward thinking communities. The area has sandy beaches and is popular for sea kayaking, diving, sea fishing and island cruises, while the picturesque harbour of Old Dorney is close by and provides a sheltered mooring for boats. This beautiful coastline sits against a backdrop of spectacular mountain scenery, home to a wide variety of native wildlife and providing ideal hill walking and climbing.

Coigach is a thriving and active community comprising a number of coastal hamlets and villages, including Polbain and Achiltibuie. The area is well served by a range of facilities including a post office, 3 shops, primary school, community centre, church and petrol station. Ullapool, about 23 miles away, has a secondary school as well as further shops and amenities including a major supermarket, leisure centre and ferry terminal. Inverness, less than 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

## DESCRIPTION

Mullagrach Island is the most northerly of the Summer Isles, a group of around 30 islands south of the Coigach peninsula. The island, which lies approximately two miles from Old Dorney Harbour (a boat journey of about thirty-five minutes), was purchased by the owners in 2006, extends to approximately 88.7 acres and comprises rough grass and heather dotted with wildflowers and a coastline of rocky beaches, sheltered coves, caves and cliffs. It has been the owners' objective to conserve and improve the wildlife and vegetation of the island and to minimize disturbance to sensitive species of flora and its birdlife including, amongst others, great skua, kittiwakes, shag, fulmars and geese.

The island, which can easily be reached by boat from the mainland, has a landing stage and ground tackle for running mooring. In order to enjoy the island and facilitate their management of wildlife conservation, the owners were granted planning consent in 2014 for a high-quality, low environmental impact cabin. Manufactured in Switzerland and of cross laminated timber construction, the cabin has been positioned and designed to withstand the weather conditions, while its curved, heather clad roof allows it to blend into the landscape. The interior is well equipped with a kitchen area, wood burning stove and two box beds, while solar panels provide power and there is an outside composting WC. There is a rainwater collection system, but drinking water is bottled.







### **MOVEABLES**

The island and cabin are sold as seen.

The option exists to purchase the sellers' boat by separate negotiation. The boat was designed and built by Tim Loftus, of Johnson and Loftus boatbuilders in Ullapool. He built it from Vendia marine plank, a lightweight and stable alternative to solid timber, from renewable sources and from local larch. It has a lithium battery powered electric outboard enabling a 35 minute transit to the island.

### **ISLAND VIEWING**

Viewing of the island is limited due to weather conditions and means of access. Either the sellers or a local fishing boat owner involved in the maintenance of the island structures, will accompany viewings. These will only be accommodated for those who have formally noted interest. Anyone visiting the island will need to wear outdoor clothing and sturdy footwear and will have to be of a level of fitness to travel by boat and climb the ladders to reach the island.

### **DIRECTIONS (to Old Dorney Harbour)**

Exact grid location - What3Words - <https://w3w.co/eaten.letter.severe>

### **NOTES**

The sellers also own a mainland house which may be available to purchase by separate negotiation.

### **VIEWING**

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

### **POST CODE**

IV26 2YW

### **SOLICITORS**

Ms Jenna Gallagher  
Thorntons Law  
Kintail House  
Beechwood Business Park  
Inverness









ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.







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