



BRAES OF ACHVRAIE
ACHILTIBUIE, ULLAPOOL

Galbraith



BRAES OF ACHVRAIE, ACHILTIBUIE, ULLAPOOL

A grouping of three individual house sites with stunning views to the Summer Isles.

Ullapool 26 miles. ■ Inverness 80 miles.

FOR SALE AS A WHOLE OR INDIVIDUALLY.

- One site with full planning consent and two sites with Planning in Principle.
- Sensitively designed site layout.
- Services and access taken to each site.
- In a beautiful, unspoilt setting with secluded sandy beach and mountain stream nearby.

About 1 hectare (2.5 acres) in all.

Site 1 - 3977.5 sq m: Offers Over £110,000

Site 2 - 1387.5 sq m: Offers Over £70,000

Site 3 - 4270 sq m: **SOLD**

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Braes of Achvraie lies close to the village of Achiltibuie in Wester Ross, famous for its beautiful setting, with scattered houses following the shoreline and stunning views to the Summer Isles, a cluster of mainly uninhabited islands in The Minch.

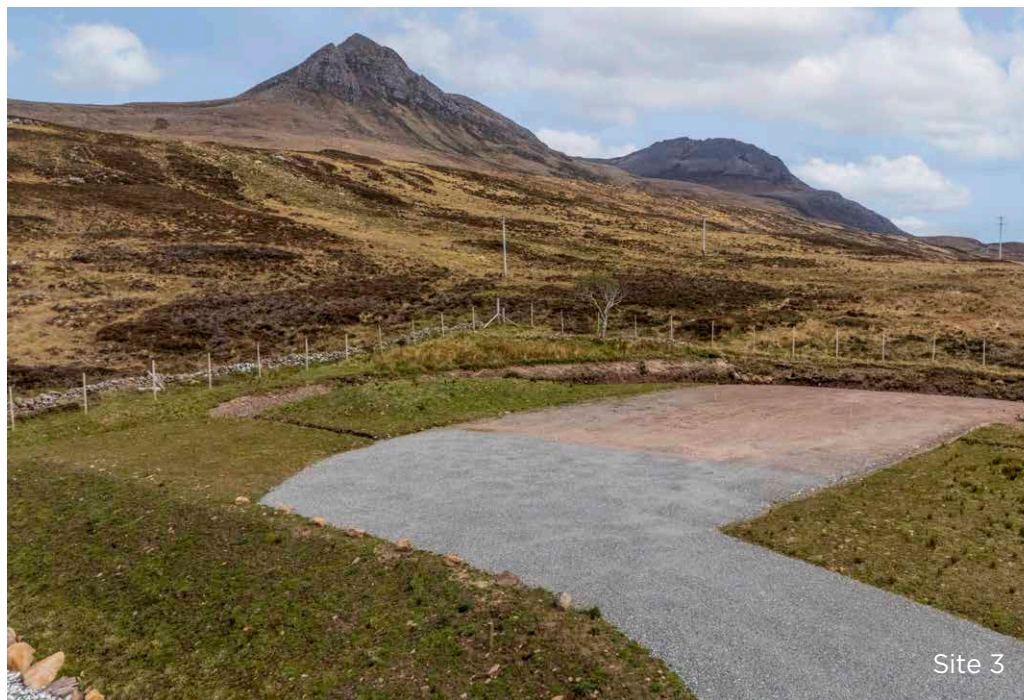
Achiltibuie falls within the Coigach Peninsula, one of the most dramatic parts of the western Highlands and part of Scotland's first European Geopark, an area recognised globally for its outstanding geological features, cultural heritage and forward thinking communities. The area has sandy beaches and is popular for sea kayaking, diving, sea fishing and island cruises, while the picturesque harbour of Old Dornie 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 well served by a range of facilities including a post office, 3 shops, primary school, community centre, church, well-known hotel, and petrol station. Ullapool, about 25 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

Braes of Achvraie lies to the south-east of the village and adjacent to the single-track road which continues to its end further along the peninsula. The site rises gently from the road to give stunning, south-facing elevated views to the Summer Isles, while heather moorland and Ben Mor Coigach create a dramatic backdrop.

The whole site has been sensitively designed so no plot overlooks another, and each has its own spectacular water and island views. An access track from the public road has been installed and runs to each plot while electricity and water have been taken to the edge of each site and drainage will be to a septic tank.



Site 1

Full planning consent was granted on 12th April 2023 (Planning Reference 23/00586/FUL) along with building warrant for a one-and-a-half storey, three bedroom house and garage, designed to sit well in the landscape and take advantage of the stunning views. <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=RPNS6DIHGDG00>

Sites 2 and 3

Each site has Planning in Principle (Reference No: 22/00736/PIP) for a single dwelling, granted on 20th May 2022. <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=R7G422IHKTW00>

DIRECTIONS

Exact grid location - What3Words - [///reserving.trees.relying](https://www.what3words.com/)

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 2YL

SOLICITORS

Brodies, Inverness
Clava House
Cradlehall Business Park
Inverness
Highland
IV2 5GH

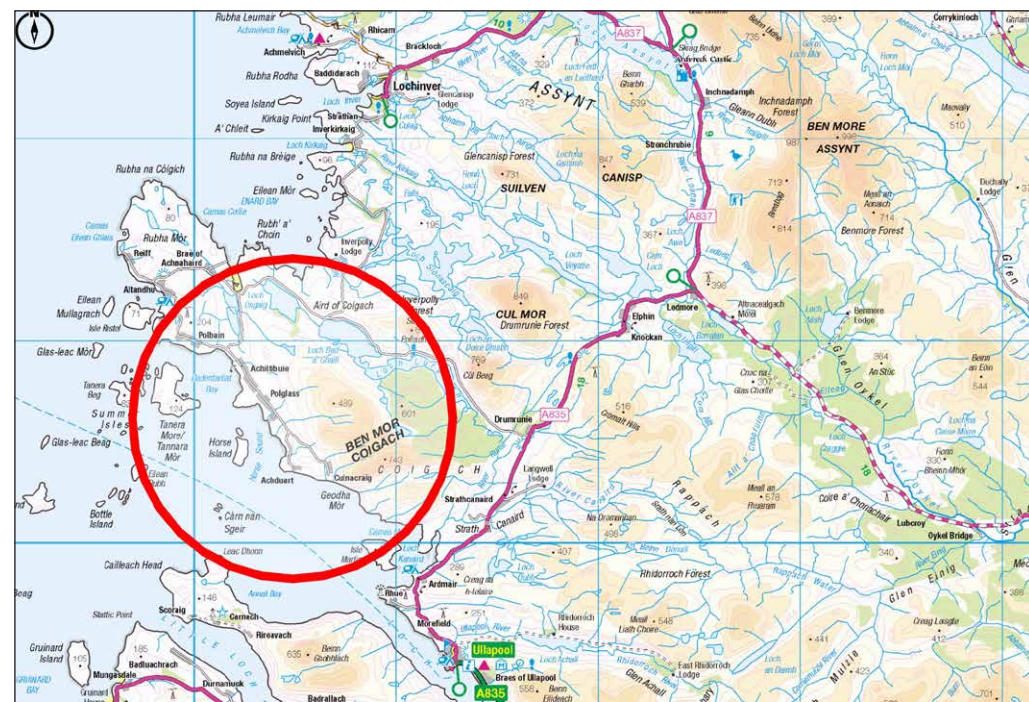
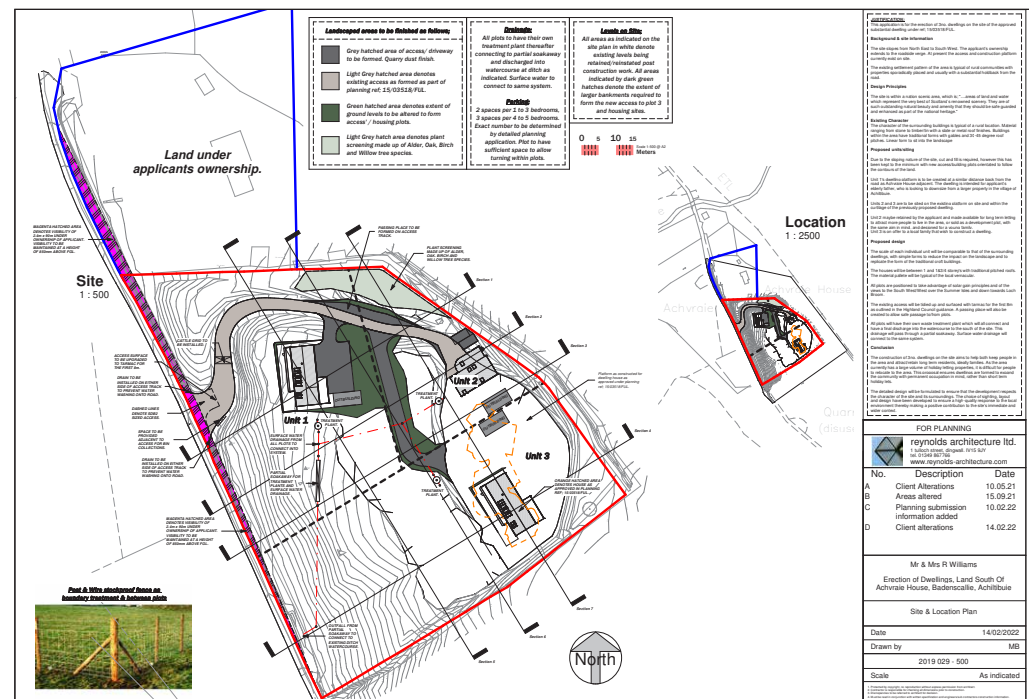
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 April 2025.





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