

Carraig

Kilchoan | Acharacle | Argyllshire

Galbraith



A versatile amenity estate in a spectacular coastal setting with sea frontage and pier.



Kilchoan 5 miles | Strontian 33 miles | Fort William 72 miles
(All distances are approximate)

About 84 hectares (208 acres)

Carraig House – One Reception Room. Four Bedrooms.
Breathtaking views to small islands and the Hebrides.
Functioning sea pier and range of agricultural buildings.
Encompassing marine conservation areas and SSSI.
Static caravan park providing supplementary income.
Potential for house plot, subject to the necessary consents.
A coastline of high ecological significance.

Offers over £670,000

Galbraith

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Situation

Carraig is a unique coastal property combining residential, agricultural and diversified enterprises. Set on the most westerly point of the Ardnamurchan peninsula, the estate boundary follows the stunning, unspoilt coastline of rocky outcrops and sandy beaches, recognised for its high ecological significance with designations including marine protected areas and special areas of conservation for harbour porpoise.

The Ardnamurchan peninsula stretches west from Salen to Ardnamurchan Point. This unspoilt landscape has glorious scenery and provides a habitat for many native species of wildlife including pine marten, deer, seals, otters and eagles. Strontian is a charming village on Loch Sunart and is the main centre for the area. Set around an attractive village green, the village has a good range of amenities including schooling up to secondary level, shops, a café, petrol station and hotel. Fort William has a good range of facilities including a cinema, supermarkets, hospital and train station.

Description

Carraig House

Carraig House is in a beautiful coastal setting with stunning island views. Built in 1975 and extended in 2013, the property has well laid out, single storey family accommodation, including the two storey turret wing.

Accommodation

Ground Floor - Entrance Hall. Sitting Room. Dining Kitchen. Three double Bedrooms. One single Bedroom. Family Bathroom. Shower Room. Utility Room. WC.
Turret First Floor - Study.

Garden

The property is approached from the public road, a driveway leading to a parking area at the rear of the house.

The garden lies to the front of the house and is laid mainly to lawn, fringed and interspersed with mature mixed-species trees. To the rear is a generous parking area and garage.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Highland Council	Band E	Band D

Services

Mains electricity | Private drainage and water | Oil fired central heating | Internet available* | Mobile Signal Available*

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>





Outbuildings

Agricultural Shed, approx. 16.8 m x 9 m – constructed of a timber frame with box profile roof, some timber cladding and a dirt floor. This shed has doors suitable for vehicles and provided access to the deer larder and fuel store, as well as access to the pier.

Fuel store, approx. 6.8 m x 4.5 m - built of stone with box profile roofing and timber roof trusses and cobble floor. There are two large open fires, neither of which have been used recently and one is no longer operational.

Deer larder, approx. 5.4 m x 3.4 m – portable, refrigerated deer larder unit contained within a small extension off the main shed. Constructed of block with timber frame and box profile roofing. The larder has the capacity to hold 12 hinds.

Stock shelter, approx. 18 m x 6.5 m – constructed of timber frame with box profile cladding and roofing with dirt floor.

Pier - extending to circa 72 m the pier is constructed of stone and concrete. Originally built to transport stone to the lighthouse.

Land

The beach and agricultural land at Carraig extends to approximately 192.6 acres and comprise a mixture of rough heather ground, permanent pasture and beach with rocky coastline. Currently used for grazing cattle, sheep and deer and classified as Grade 6.3, the fully deer-fenced land stretches from the shoreline to a peak of 92 m above sea level. There are some fenced enclosures with natural water sources for livestock.

The land may be suitable for mixed woodland planting, while the carbon-rich soils with some areas of deep peat are potentially of high conservation value and offer restoration potential.

The Caravan Park

The Caravan Park is approached from the public road, a tarmac drive leading onto the site. The park extends to approximately 23.8 acres and sits adjacent to the shoreline. Currently open between March and October, there are 21 privately owned caravans, each charged £1,100 per annum for their site. There are no toilet or washing facilities on the site but there is a redundant toilet block with the potential for use, subject to the necessary consents. There is planning consent for a further three caravan plots within the existing park.

General Remarks and Information

Tenure	Local Authority	Business Rates	Electricity	Drainage	Water
Freehold	Highland Council	£7,750 £220 – The Pier	17 caravans – Mains 4 caravans – generators and solar panels	Private	Private

Potential House Site

There is the possibility for the development of one residential plot on the southern boundary on the land owned on the south side of the unnamed public road that leads to the lighthouse. Access has been established but no planning permissions exist at present.





Basic Payment Scheme (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2019 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2019 for the remainder of the scheme year.

Core Path

The Portuairk and Bay MacNeil to Lighthouse Road runs through part of the land at Carraig, mostly through the caravan park.

Directions



[passages.bearable.loading](https://www.passages.bearable.loading)



Post Code: PH36 4LN

Solicitors

Macphee & Partners, Fort William

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Carraig, Kilchoan PH36 4LN



GROSS INTERNAL AREA
 FLOOR 1: 200 m², FLOOR 2: 9 m²
 TOTAL: 209 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 May 2026.

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.

Health & Safety

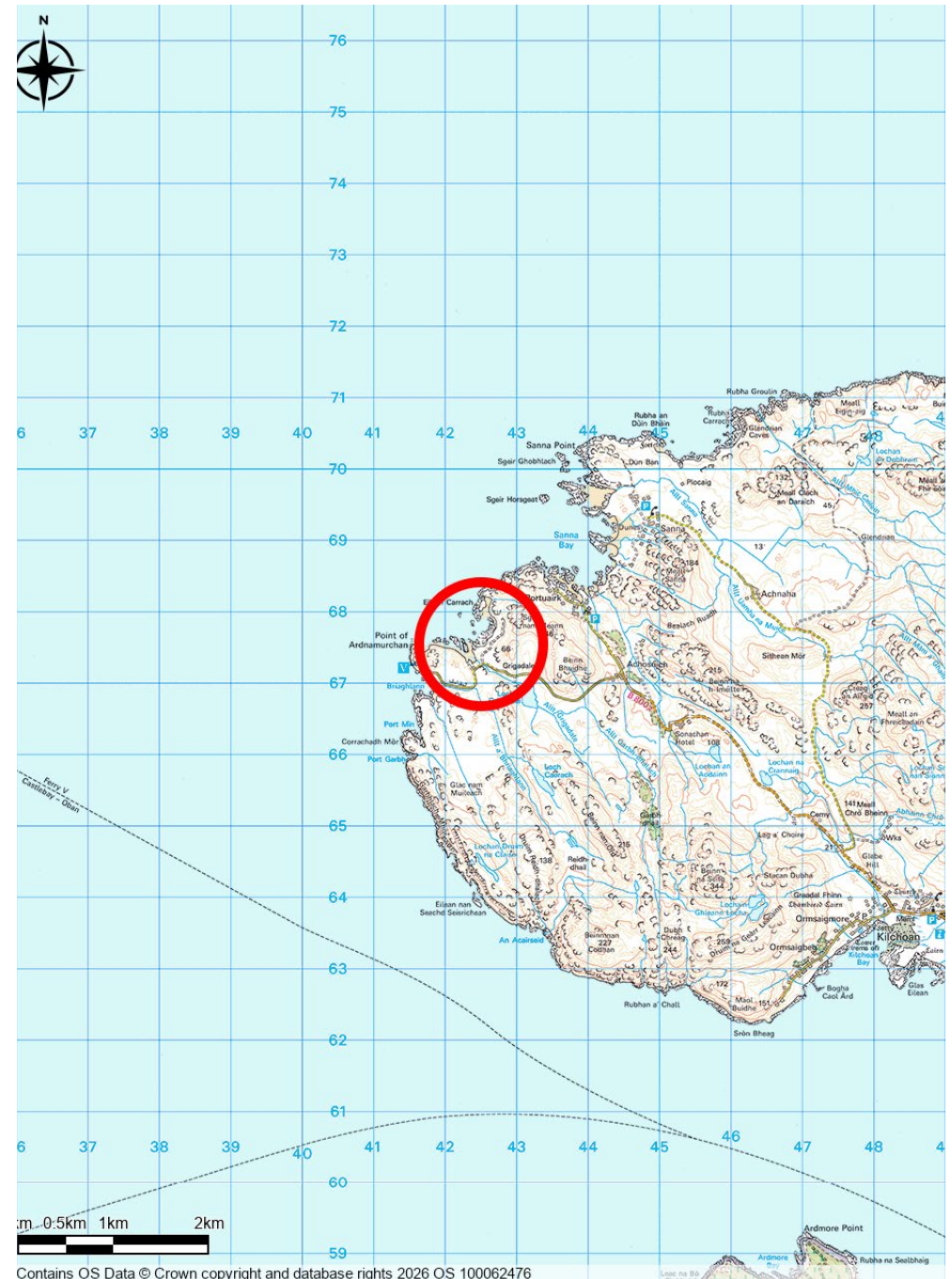
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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 as satisfied themselves in respect thereof.

Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.





Galbraith