



Croft 322 Shieldaig, Strathcarron IV54 8XN **OFFERS IN THE REGION OF £60,000**

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Plot Description

An excellent opportunity to purchase a parcel of croft and de-crofted land located in a beautiful, tranquil position in the scenic village of Shieldaig, on the Northwest coast of Scotland. Croft 322, which is owner occupied, extends to approximately 0.912 acres and provides space for grazing, horticulture, or husbandry, with the de-crofted plot having planning in principle for the erection of a detached dwelling. The land is laid to a combination of lawn and rushes and has a number of planted broadleaf trees. It is bounded by deer proof fencing, and located here is a small byre. Only by viewing can one appreciate the desirable setting, alongside the stunning countryside views which can be enjoyed from all angles.



LOCATION MAP
NOT TO SCALE

Kerr AT architects RIAS: RIBA Chartered Architects 01463 831 738 Plover Close, Lendrum, Inverness, IV1 6BU info@kerratarchitects.co.uk	
CLIENT	MR HAIG
PROJECT	RENEWAL OF 18/00442/PIP NEW DWELLING: CROFT 322 SHIELDAIG: IV54 8XN
DRAWING TITLE	EXISTING LOCATION + SITE PLANS
SCALE	as stated at A3
DATE	March 2025
DRAWN BY	at
DO NOT SCALE FROM THIS DRAWING - CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. SUPPLYING A SIGNED AND DATED DRAWING IS AN ACT OF PROFESSIONAL NEGLIGENCE.	
PROJECT NO.	519
DWG. NO.	01

Planning Reference

Information on the planning consent can be found by accessing the ePlanning pages on the Highland Council website and entering the reference number 25/01077/PIP

Services

The land is being sold un-serviced, with services believed to be nearby.

Viewing

There is no requirement for interested parties to book a viewing and they are encouraged to view at their leisure. Please be mindful of the neighbouring property when entering the grounds.

Directions

Access to the croft is through the neighbouring property's gate and a further gate to the right. Please park in the parking area to the right as you go up the brae and walk to the plot.

<https://maps.app.goo.gl/WFSnWA9nHtTMVVvr5>

Crofting Register Number C831

Commission Number RO157

Common Grazings CG/R/M/028

Share Number RG592

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.