





Loch Ness View Croft



Westfield Croft

- Approximately 13.7-acre crofting estate with panoramic views over Loch Ness
- Rare Highland holding in a world-renowned tourist destination
- Two adjoining crofts with a diverse range of accommodation
- Outstanding lifestyle, tourism and investment opportunity
- Available as a whole or in two separate lots
- Sale includes six chalets and five static caravans
- Extensive decrofted areas with significant development potential
- Potential for glamping pods, lodges or bespoke homes (STC)
- Planning permission granted for a barn at Loch Ness View Croft
- Ideal for tourism, self-catering, hospitality or lifestyle use

Description

Occupying a spectacular elevated position with commanding panoramic views over Loch Ness, this exceptional and rarely available offering comprises two adjoining crofts, presenting a unique lifestyle, residential and commercial opportunity.

Loch Ness View, to the north, features an attractive one-bedroom chalet together with planning permission for a barn, while Westfield Croft, to the south, comprises five chalets of varying sizes and styles together with five static caravans.

The crofts enjoy direct access from the A82, the principal route through the Highlands connecting the Central Belt via Glencoe and Fort William, and occupy an enviable position overlooking one of Scotland's most celebrated landscapes.

Several decrofted areas offer significant scope for additional accommodation, a bespoke home, or further visitor facilities, subject to the necessary consents.

Whether seeking to create a remarkable Highland home, establish or expand a hospitality business, develop a distinctive visitor destination, or secure a substantial Highland landholding with outstanding future potential, this versatile offering presents an exceptional opportunity in one of Scotland's most spectacular settings.

The crofts are available for sale either as a whole or in separate lots.

Reason For Sale

The crofts are offered for sale due to the owner's desire to pursue new interests.





Location

Enjoying an elevated position overlooking the iconic Loch Ness, the Crofts benefit from one of the Highlands' most sought-after and picturesque settings. The area attracts visitors from around the world throughout the year, renowned for its spectacular scenery, outdoor pursuits and the legendary Loch Ness. Nearby villages provide a range of everyday amenities, while the Highland capital of Inverness is within easy reach, offering excellent shopping, transport links and Inverness Airport.

Combining breathtaking natural surroundings with convenient access to local services, this is an exceptional location for a private residence, holiday accommodation or tourism-based enterprise.

Westfield Croft

Extending to approximately 6.8 acres, Westfield Croft presents an outstanding opportunity, offering a diverse range of existing accommodation together with significant potential for future development.

The property currently includes four Nessie View chalets, Burn Cabin and three habitable static caravans. A further two static caravans are presently used for storage.

The varied accommodation, combined with the substantial landholding, provides excellent scope for expansion, redevelopment or diversification, subject to obtaining all necessary planning and statutory consents.

Concept plans have been prepared for a chalet manager's house and eight glamping pods, illustrating the site's potential for further tourism-related or residential development. Pre-application planning discussions have commenced in relation to the proposed manager's house and glamping pods under reference 20/00089/PREAPP. More details are available to interested parties.

Electricity and mains water runs through the site, but not all chalets and statics are not connected.





1 Nessie View

Extending to approximately 145m² and set within around 0.12 acres of decrofted land, 1 Nessie View Chalet is currently used as the owners' accommodation and offers spacious, well-presented living.

The accommodation comprises two generous double bedrooms, a spacious lounge with a wood burning stove and doors opening onto a decked seating area, a well-appointed dining kitchen with an LPG range cooker, a stylish bathroom with a freestanding slipper bath, together with a utility room, larder and entrance vestibule.

The chalet has benefited from two architect-supervised extensions and is connected to a 26–28 person septic tank, providing capacity for future development on site. Oil fired central heating is installed.

Please note that a Completion Certificate is required for the extensions.



2 Nessie View

A two-bedroom chalet offering excellent upgrading potential, with the flexibility to be used as either a permanent residence or holiday accommodation. The accommodation comprises an open-plan kitchen, lounge and dining area, two well-proportioned bedrooms, a bathroom and a separate utility room.

Set within approximately 0.27 acres of decrofted land, the chalet benefits from a shared 26–28 person septic tank with Nessie View Chalet 3, providing additional capacity that could support future development, subject to the necessary consents.

The property has the appropriate permissions for both permanent residential occupation and holiday letting, offering an excellent opportunity for homeowners, investors or those seeking a lifestyle business.

3 Nessie View

A spacious two-bedroom chalet presenting excellent scope for renovation and modernisation, the accommodation comprises an open-plan kitchen, lounge and dining area, two well-proportioned bedrooms, a bathroom and a separate utility room.

Set within approximately 0.27 acres of decrofted land, the chalet shares a 26–28 person septic tank with 2 Nessie View Chalet, providing capacity for future development on site. Some upgrading is required.

The property has the appropriate permissions for both permanent residential occupation and holiday letting, offering an excellent opportunity for homeowners, investors or those seeking a lifestyle business.

4 Nessie View

A modular building which extends to approximately 55m², 4 Nessie View is a comfortable two-bedroom chalet enjoying spectacular panoramic views over Loch Ness. The accommodation features a spacious lounge with double-aspect picture windows, a multi fuel stove, a well-equipped kitchen, and a large dining area with bay window. Completing the property are two comfortable bedrooms and a family bathroom fitted with a corner bath. The chalet benefits from LPG central heating.

Burn Cabin

Burn Cabin extends to approximately 36m² and is a charming one-bedroom cabin with unparalleled unique views offering excellent refurbishment potential. The accommodation comprises an open-plan lounge and kitchen, a double bedroom, shower room and entrance porch and offers excellent potential for additional holiday accommodation, subject to the necessary consents.

Static Caravans (1,2,3,4 and 5)

The croft includes five static caravans; all identified on the site plan. Static Caravans 1,2 and 5 are habitable, though have not been used for a number of years.

Static Caravan 3 is at the end of its economic life. Static Caravan 4 though wind and watertight is also considered to be at the end of its useful life and is currently utilised for storage purposes.



Loch Ness View Croft

Extending to approximately 6.9 acres, Loch Ness View Croft presents an outstanding opportunity with exceptional development potential in a spectacular elevated setting overlooking the iconic Loch Ness.

The croft currently includes a one-bedroom chalet and offers extensive space for future expansion or diversification. The generous landholding provides an excellent foundation for a tourism, lifestyle, or residential venture, subject to the necessary consents.

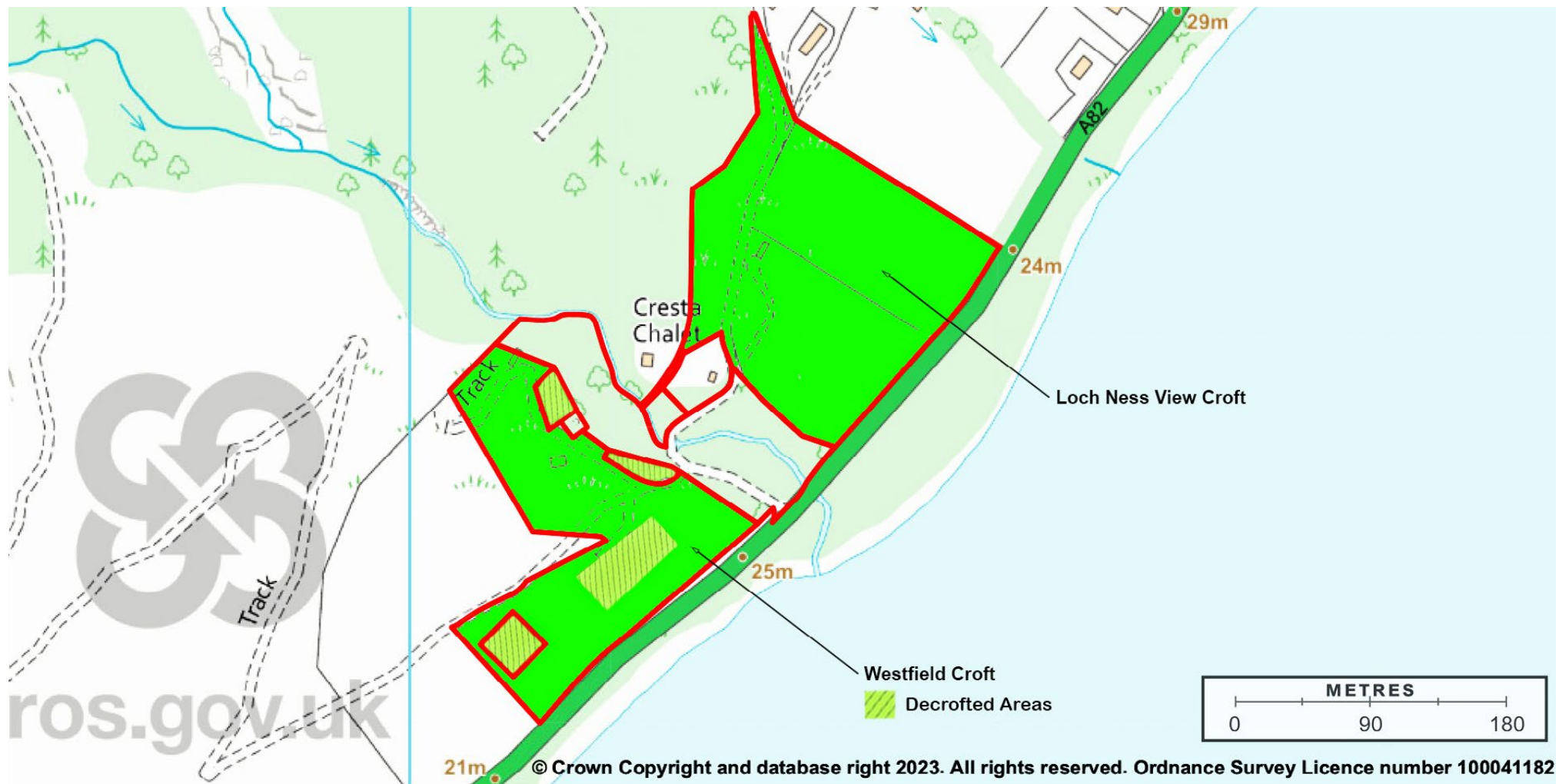
Planning permission (Ref: 23/02927/PNO, 2023) has been granted for the erection of a barn, and pre-application discussions regarding the proposed glamping pods were favourable. Further information is available upon request.

Electricity and mains water runs through the site but are not connected.

Loch Ness View Chalet

This charming one-bedroom modular chalet enjoys an enviable position with outstanding views over Loch Ness. The accommodation is designed to comprise an open-plan lounge and kitchen with large windows framing the spectacular outlook and a welcoming wood-burning stove, creating a warm and inviting living space. A wraparound balcony provides the perfect place to relax and enjoy the surrounding scenery. The layout is completed by a comfortable double bedroom and a bathroom. Further works are required for completion.





Services

Across both crofts, services comprise of mains electricity and drainage via septic tanks. Water supplies may need to be established in some areas of the crofts.

Crofting Register

The Croft has been registered on Crofting Register under numbers C3605 (Loch Ness View) and C8873 (Westfield Croft). Interested parties are advised to consult a solicitor specialising in Crofting Law.

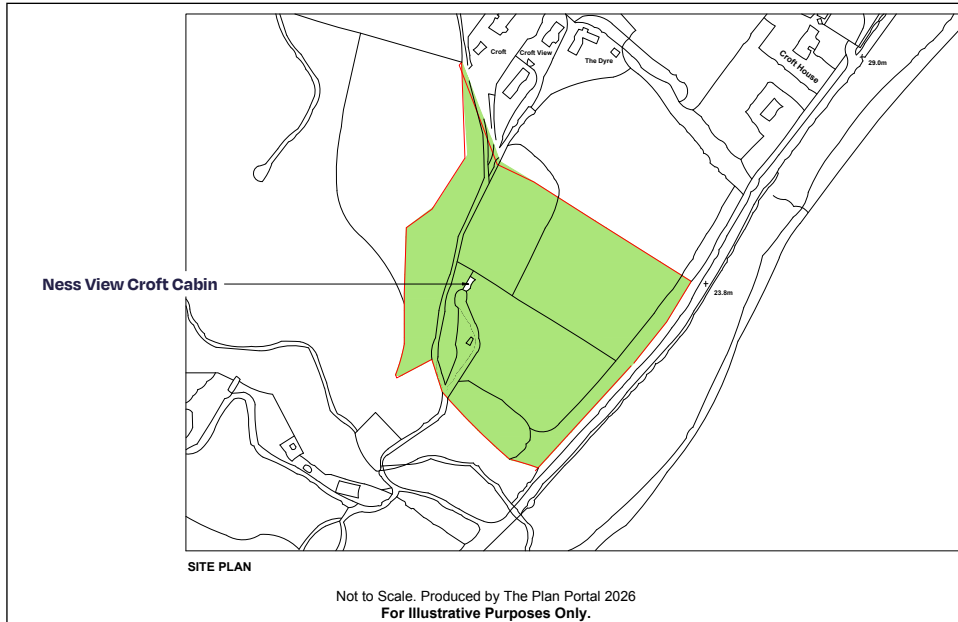
A prospective purchaser should note that this croft land is regulated by the Crofting Commission. This

means that the successful purchaser/assignee is agreeing to abide by certain duties with regard to the croft land. These duties are:

A duty to be ordinarily resident on, or within 32km (20 miles) of your croft

A duty to cultivate and maintain your croft or put it to another purposeful use

Loch Ness View Croft – Site Plan



Westfield Croft – Site Plan



A duty not to misuse or neglect your croft.

In addition, there is a legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it.

Further information on being a crofter can be found at www.crofting.scotland.gov.uk

Details of the decrofted areas are available upon request from the selling agents ASG Commercial.

Development Options

The crofts offer exceptional potential for a variety of future uses, subject to obtaining the necessary planning and statutory consents. Opportunities include the development of glamping pods or other visitor accommodation, the construction of additional residential dwellings, the expansion of a hospitality or tourism business, or the creation of a sustainable smallholding for self-sufficient rural living.

At Loch Ness View, planning permission (Ref: 23/02927/PNO, 2023) has been granted for the erection of a barn. In addition, pre-application discussions regarding the development of glamping pods received a favourable response, further highlighting the site's development potential. Further information is available upon request.

At Westfield Croft, concept plans have been prepared for a chalet manager's house together with eight glamping pods, demonstrating the property's excellent potential for further tourism or residential development. Pre-application planning discussions have been undertaken in respect of these proposals under reference 20/00089/PREAPP. Copies of the concept plans and further supporting information are available to interested parties upon request.

Title Number

The title numbers for the crofts are TBC.

Rates / Council Tax

No Business Rates are payable in respect of the crofts. Council Tax is payable on the following residential properties:

- **1 NessieView** – Council Tax Band A
- **2 NessieView** – Council Tax Band A

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £980,000 (Freehold) is invited for the combined sale of both crofts, excluding personal items.

Alternatively, the crofts are available individually:

- **Westfield Croft** –
Guide Price £760,000 (Freehold)
- **Loch Ness View Croft** –
Guide Price £220,000 (Freehold)

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is [///drag.degree.confronts](https://www.what3words.com/#!/en/0sqw,8p4p,8p4p)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

