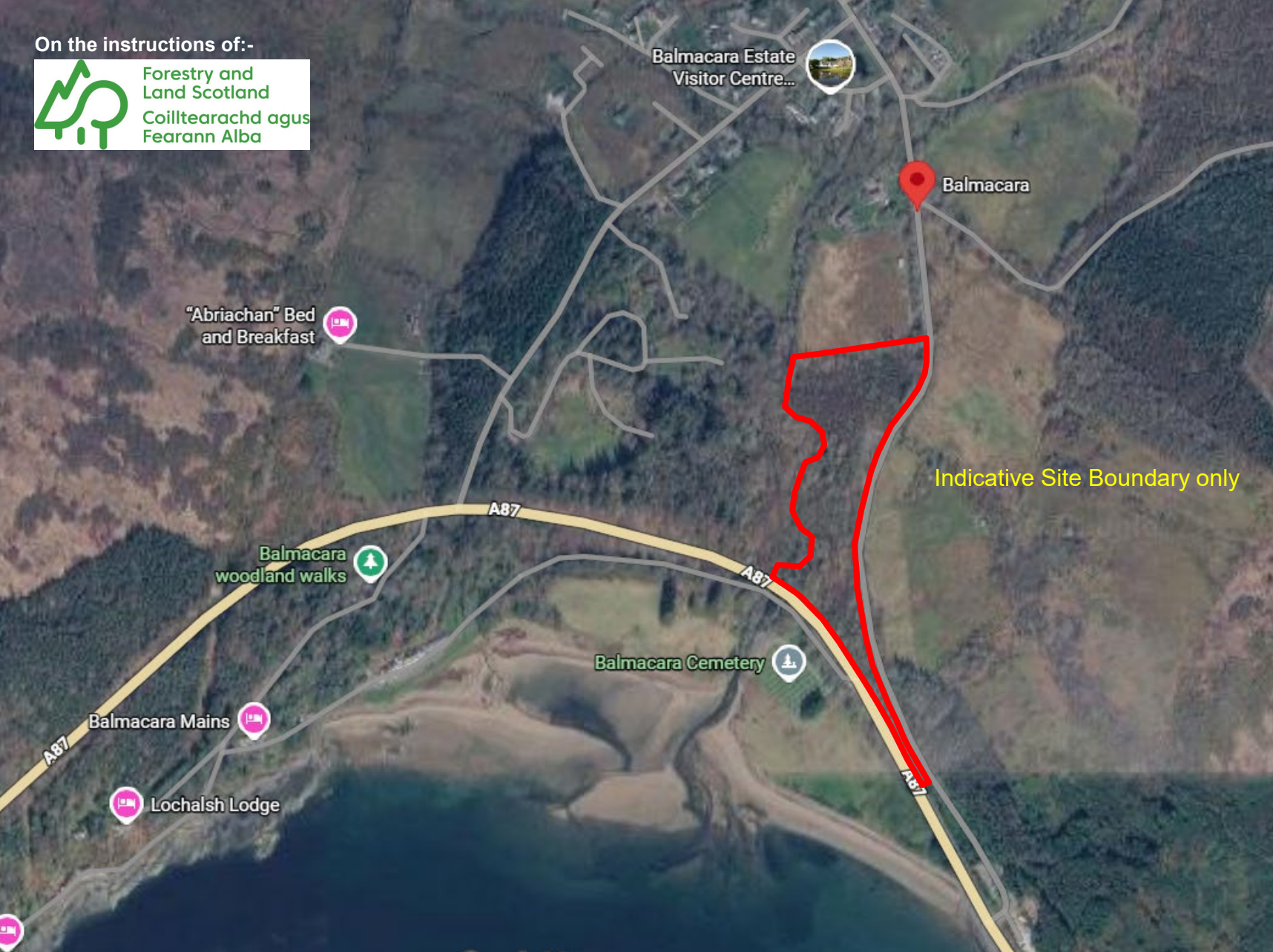


On the instructions of:-



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba



FOR SALE BY ONLINE AUCTION

Auction Date:
20th August 2026

Land at Balmacara
with Vacant Possession

May Suit Various Amenity Uses

May Present Development
Potential Subject to Planning

Site Area: 7.26 Acres
(2.937 Hectares)

Scenic Area with Forest Walks
and close to the Skye Bridge

Only 4 Miles from
Kyle of Lochalsh

Easy Connection to Main A87

Guide Price: £10,000



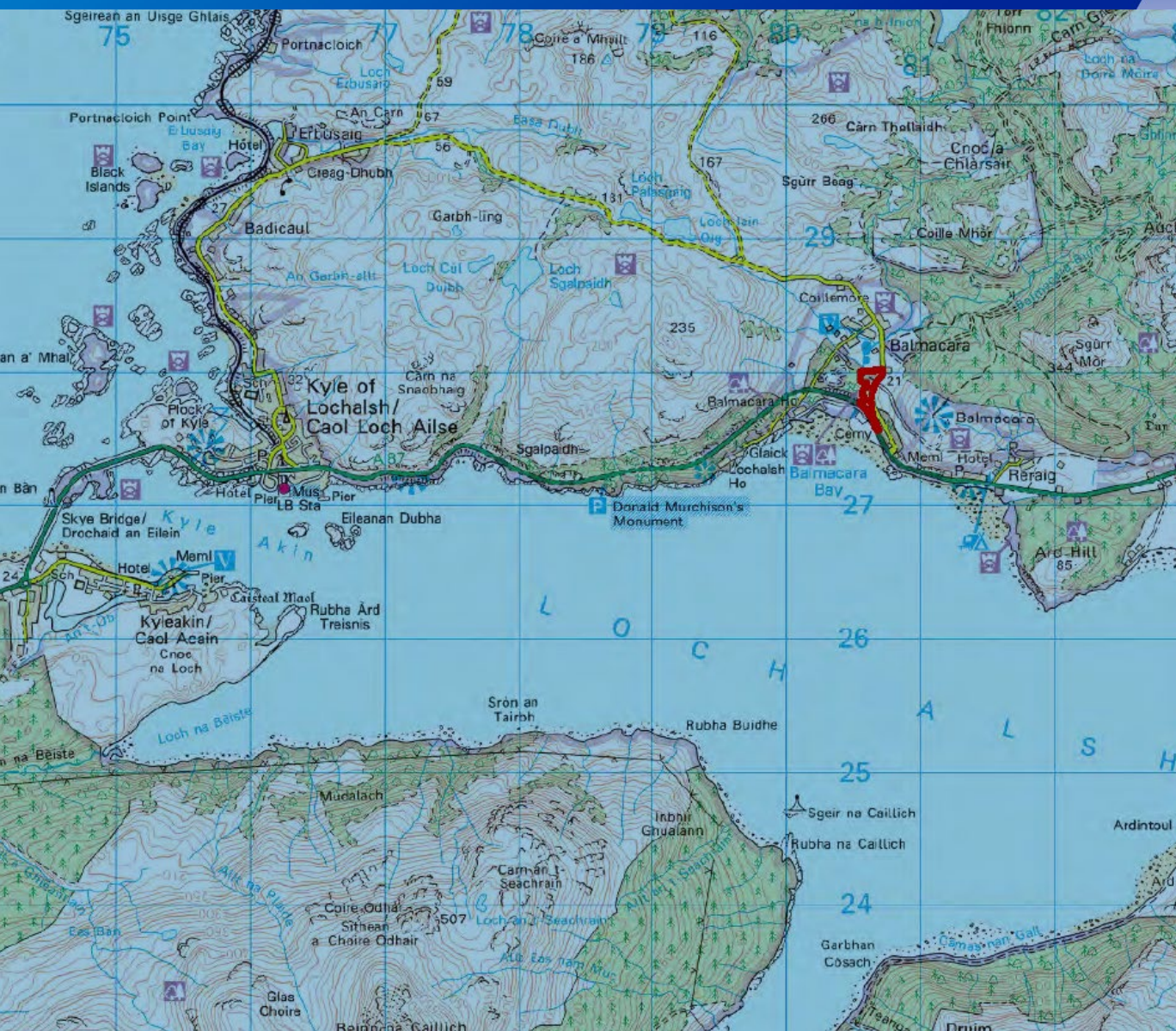
WHAT 3 WORDS

LAND AT BALMACARA, KYLE, ROSS-SHIRE, IV40 9DP

CONTACT: Linda Cameron: linda.cameron@shepherd.co.uk | 07789 004260
Neil Calder: n.calder@shepherd.co.uk | 07551 173667

www.shepherd.co.uk





Location

Occupying a stunning position on the shores of Loch Alsh, Balmacara is a highly desirable Highland location renowned for its spectacular scenery, rich heritage and exceptional quality of life. Set against a backdrop of rugged mountains and dramatic coastal landscapes, the village enjoys breathtaking views towards the Isle of Skye and the surrounding West Coast countryside.

While enjoying a peaceful and picturesque setting, Balmacara is conveniently located just a few miles from Kyle of Lochalsh, the principal service centre for the surrounding area and widely regarded as the gateway to the Isle of Skye. Kyle offers a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, a health centre, banking facilities and a railway station providing direct services to Inverness via one of Britain's most scenic rail journeys. The village also benefits from a marina, an active harbour and excellent road connections via the A87 Invergarry to Kyle road.

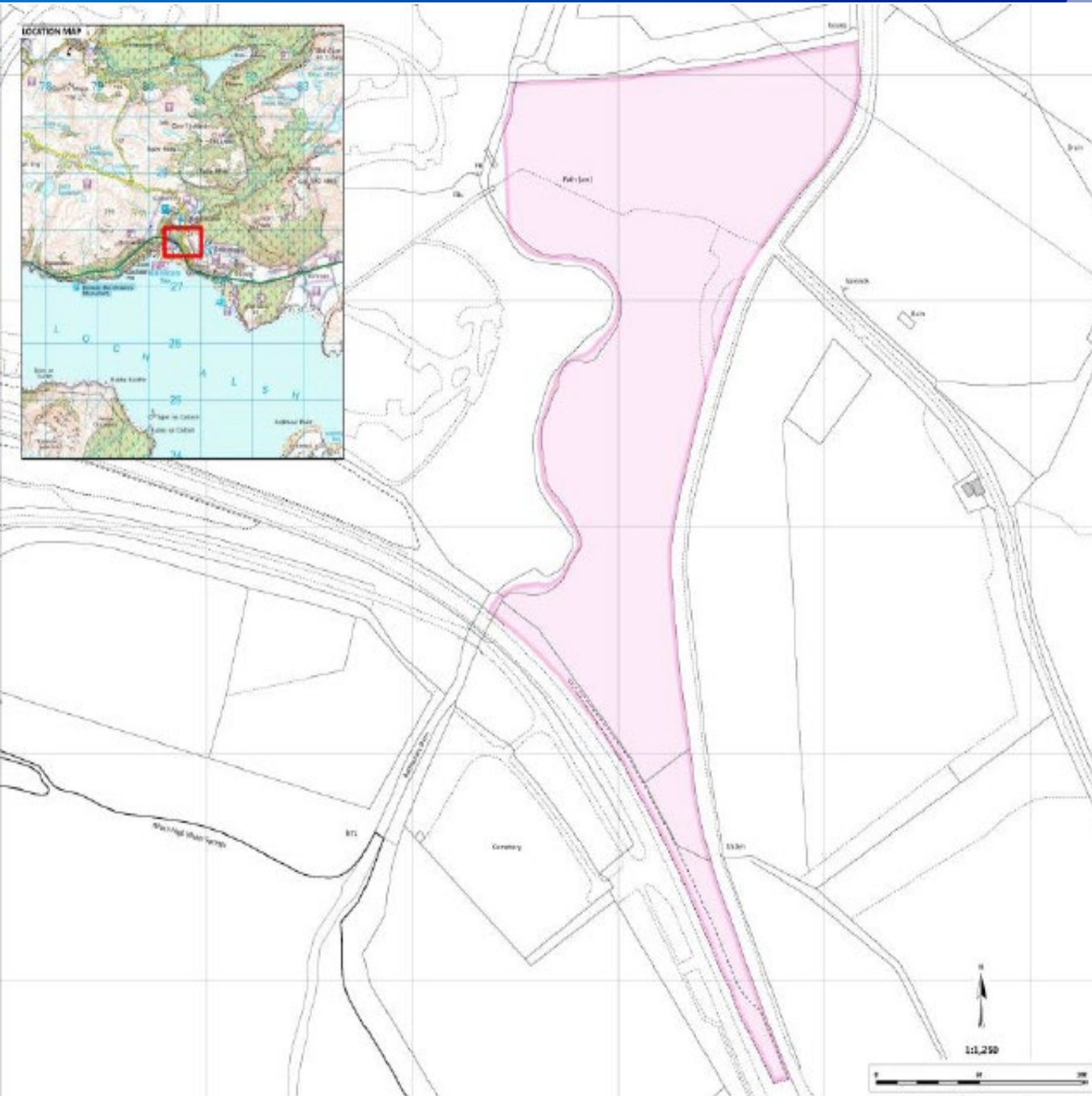
The world-famous Skye Bridge is within easy reach (5 miles), providing easy accessibility to the Isle of Skye and its internationally acclaimed landscapes. The area is a paradise for outdoor enthusiasts, offering exceptional opportunities for walking, climbing, sailing, fishing and wildlife watching amidst some of Scotland's most dramatic scenery.

Nearby attractions include the iconic Eilean Donan Castle, the charming waterfront village of Plockton and the magnificent mountain ranges of Kintail. The region is celebrated for its stunning coastline, sea lochs and abundance of wildlife, making it a highly sought-after destination for both residents and visitors alike.

The land for sale is located to the south of the village of Balmacara a large part of which runs between the A87 road and the public road leading to The Square in the village centre.



FIND ON GOOGLE MAPS



Description

The property comprises an irregular shaped mainly narrow strip of land shown highlighted in pink on the plan opposite. The land is located just south of the main village of Balmacara.

The land is of undulating topography sloped in areas towards the Balmacara Burn on its western boundary. The land comprises a mix of broadleaf woodland circa 100 years old with some open space towards its northern end. It is bounded in part on two sides by the public roads at its southern end.

The area of woodland classed as long established of plantation origin is now isolated from the main forest areas and is surplus to the requirements of FLS (Forestry and Land Scotland).

The northern boundary of the site is fenced (timber post and wire). The western boundary follows the centre of the Balmacara Burn except for a short section which is unmarked on both sides of a footbridge. The remainder of the boundaries are unmarked to the verges of the two public roads.

There is a short section of 33 kv overhead electricity powerline passing over the north eastern corner of the site which we understand may be subject to a wayleave.

A Scottish Water mains water pipe passes through the property towards its southern end and it also passes along the verge of the public road that runs along the eastern edge of the property.

There is also a core path transversing the northern part of the site running from the informal parking area to join a foot bridge over the Balmacara Burn.



Auction Date

The auction will be held on **20th August 2026 at 3.00 pm.**

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The land has a guide price of £10,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyer's fees associated with this lot.

Clawback Clause

A clawback provision is applicable on this lot, see Legal Pack for full details.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

Not Applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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t: 01463 712239



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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