

THE HIGHLAND COUNCIL Infrastructure, Environment & Economy Service Glenurquhart Road, Inverness IV3 5NX Email: ricky.cheng@highland.gov.uk Telephone: (01463) 702228

Former Achnasheen Village Hall Achnasheen IV22 2EE

F O R S A L E



A unique opportunity to acquire a traditional railway station property

Offers Over £50,000

To view all property available for sale, please view our webpage: www.highland.gov.uk/propertysales

Location:

Located in the scenic heart of Achnasheen, a quiet village in Ross-shire, Achnasheen Village Hall enjoys a uniquely picturesque and accessible setting. Situated just off the junction of the A832 and A890, and only steps from Achnasheen railway station on the iconic Kyle of Lochalsh Line.

Description:

Achnasheen Village Hall is a two-storey detached building of traditional construction. The property comprises a main hall on the first floor. The ground floor includes a canteen, male, female and accessible toilets, a storeroom, entrance porch, and corridors.

Accommodation:

Ground Floor: Canteen – approx. 38m2 or 409ft2 Storeroom – approx. 5m2 or 54ft2 Toilets Combined – approx. 20m2 or 215ft2 First Floor: Main Hall – approx. 75m2 or 807ft2

Please note that the toilet facilities were not inspected.

Electricity and Water:

The property is connected to mains electricity and water. Interested parties are advised to make their own enquiries with the relevant utility providers to confirm suitability for their intended use.

Sewage:

The property is served by a septic tank system, which is currently not in working order. Interested parties are strongly advised to obtain independent professional advice regarding the repair or replacement of the septic tank in relation to their proposed use of the property.



Asking Price:

Offers Over £50,000

Business Rate:

The rateable value of the property is £1,700.

EPC Rating: TBC

Viewing Arrangements:

Please contact Ricky Cheng by emailing ricky.cheng@highland.gov.uk or by telephoning 01463 702228 or alternatively contact Ewan Birse by emailing ewan.birse@highland.gov.uk or by telephoning 01463 702442.

Submission of Offers:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to property.offers@highland.gov.uk.

Faxed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

Date of Entry:

To be agreed by mutual agreement.



The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be sold in its present condition. Date of preparation – June 2025