

**Former Achnasheen Village Hall  
Achnasheen IV22 2EE**

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**A unique opportunity to acquire a  
traditional railway station property**

**Offers Invited**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://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. 38m<sup>2</sup> or 409ft<sup>2</sup>  
 Storeroom – approx. 5m<sup>2</sup> or 54ft<sup>2</sup>  
 Toilets Combined – approx. 20m<sup>2</sup> or 215ft<sup>2</sup>

**First Floor:**

Main Hall – approx. 75m<sup>2</sup> or 807ft<sup>2</sup>

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 invited.

**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](mailto:ricky.cheng@highland.gov.uk) or by telephoning 01463 702228 or alternatively contact Ewan Birse by emailing [ewan.birse@highland.gov.uk](mailto: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](mailto: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.

