

# Land at Meall na Leachter

CULNAKIRK, DRUMNADROCHIT, HIGHLANDS, IV63 6XS



*AROUND 35 ACRES OF BREATHTAKING  
HIGHLAND BEAUTY WITH A PRIVATE LOCH*



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Meall na Leachter, IV63 6XS presents a truly rare opportunity to create an exceptional Highland retreat in one of Scotland's most naturally stunning and peaceful locations. Extending to approximately 35.088 acres (14.20 Ha), the land includes amenity ground, mature woodland, wetland and the beautiful Loch Dubh, a private lochan of around 1 hectare, offering spectacular views to the south-west and a setting that is both dramatic and serene.

Planning permission is in place for a substantial six-bedroom shooting lodge complete with garaging and kennels. Originally granted by The Highland Council in 2007 under reference 07/00335/FULIN, the permission remains valid, with confirmation in writing that works have commenced. This ensures that the opportunity to build remains open and secure. There is also detailed consent in place for a steel-framed agricultural building under reference 08/00183/GRIN, offering flexibility and further development potential. The current owners have already undertaken key infrastructure improvements to prepare the site for development, including laying crushed rock along the access track and installing a culvert to ensure durable year-round access. Additional essential services are in the pipeline, enhancing the site's readiness for construction and long-term viability.

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A wayleave has been agreed with the neighbouring landowner, who is in the process of installing a sewage treatment plant (STP) on the land being sold. In exchange for granting the wayleave, the purchaser will benefit from free connection to the Klargester water treatment system, with a 50% share of future running and maintenance costs. The same neighbour has also sunk a borehole on their land, with discussions underway to allow shared access to the excess water supply. A borehole report from Highwater suggests a yield of approximately 125 litres per hour—more than sufficient to supply the water needs of around 20 people based on typical daily consumption.

An electricity supply is also being arranged to run alongside the access track, and plans are in place to lay a duct and drawstring simultaneously, helping to avoid the cost and disruption of future groundworks. With these works already completed or underway, much of the groundwork has been laid for a smooth transition from planning to construction.

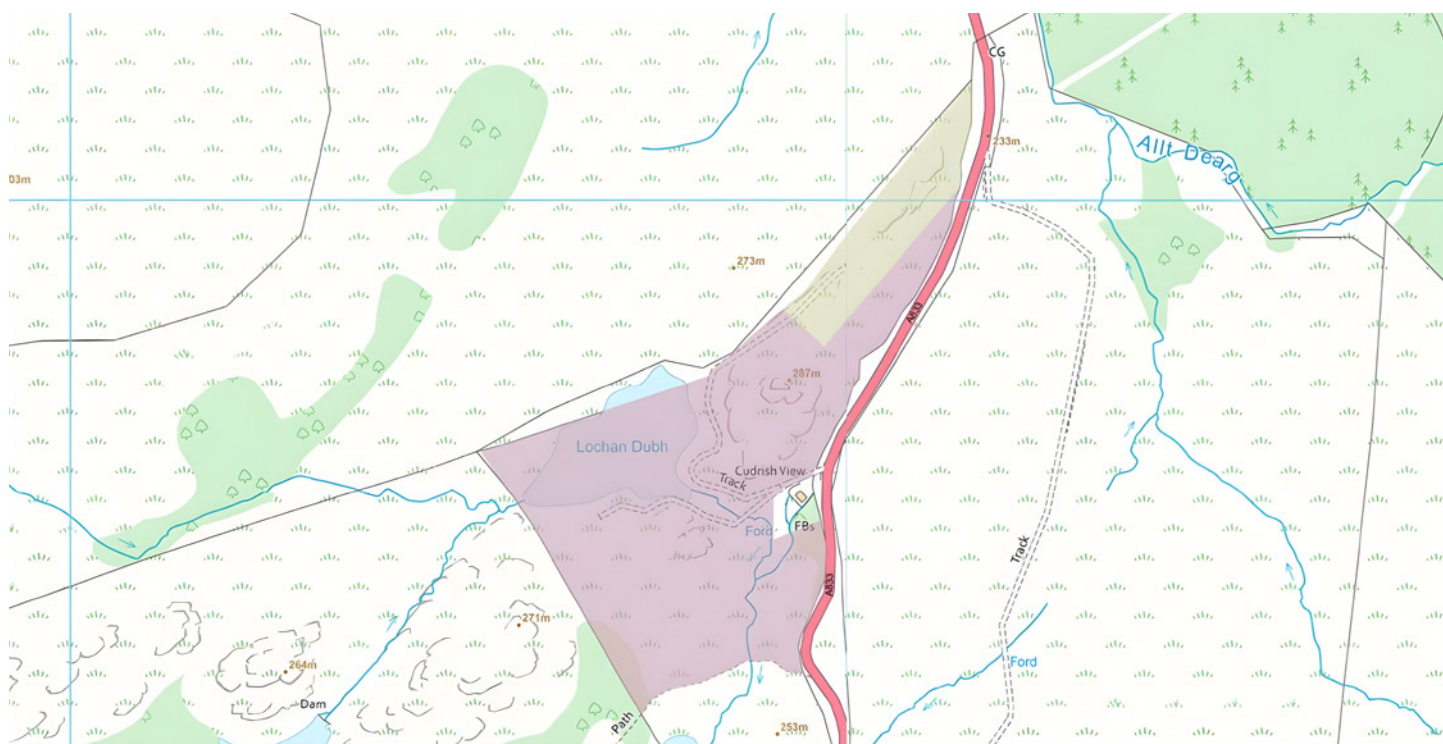
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Offering an extraordinary combination of privacy, scenic beauty, practical readiness, and long-term potential, Meall na Leachter is the perfect canvas for a luxury Highland lodge or a secluded family estate. With loch frontage, planning permission, infrastructure improvements, and sweeping views over some of Scotland's most captivating countryside, this is a truly exceptional landholding waiting for its next chapter to be written.



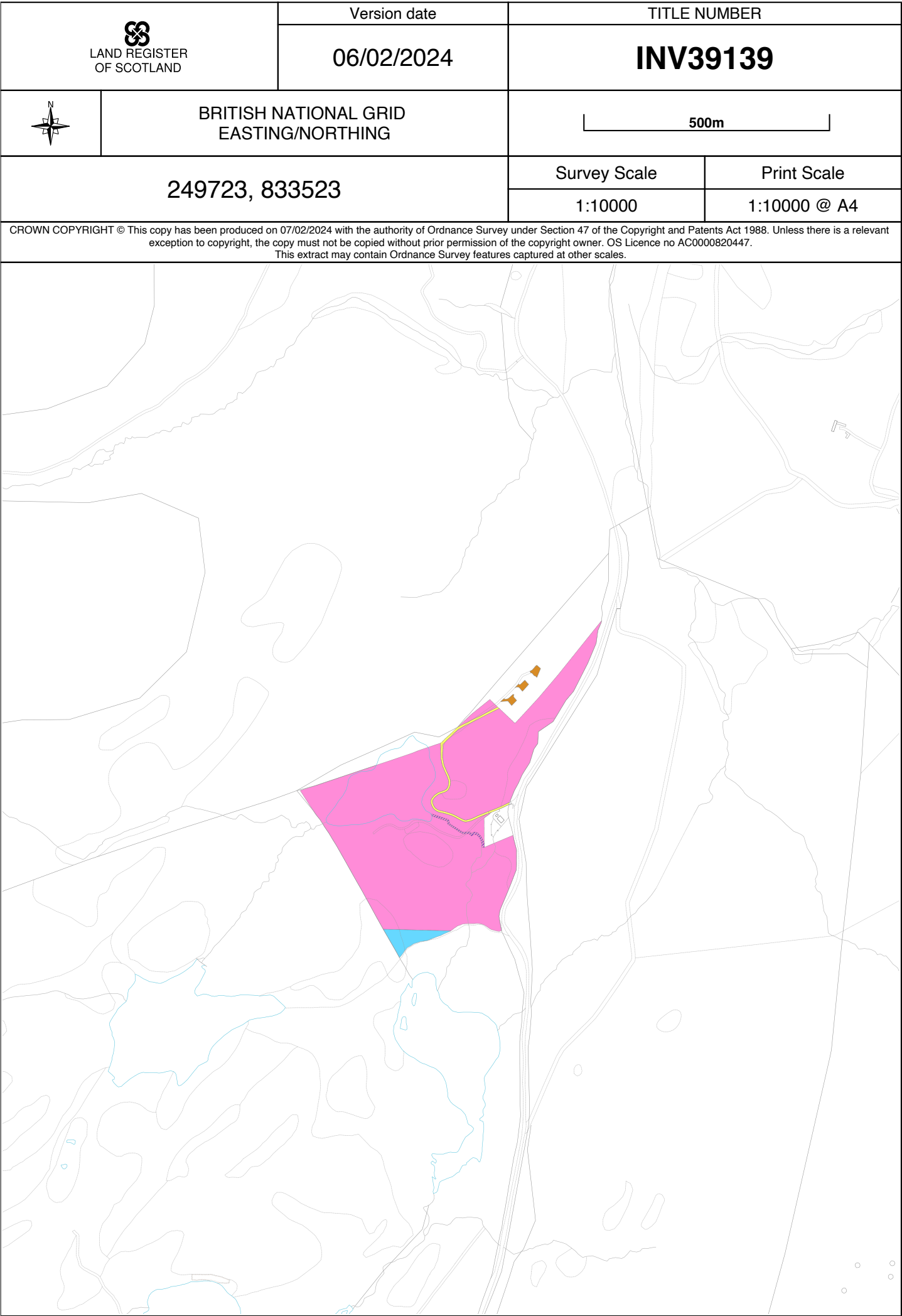




Meall na Leachter









**DRUMNADROCHIT**

Meall na Leachter is situated in a spectacular Highland setting to the north of Glen Urquhart, just above the village of Balnain and west of the A833, which connects Glenurquhart with Kiltarlity. This tranquil and secluded area offers a rare opportunity to enjoy the peace and beauty of the Highlands while remaining within reach of key local services and transport links.

Nearby villages such as Drumnadrochit and Beaulieu provide a range of everyday amenities, including shops, cafés, and primary schools, while Drumnadrochit is also home to a well-regarded secondary school.

Inverness, the capital of the Highlands, lies approximately 20 miles to the east and offers an extensive range of amenities. As the region's commercial and cultural hub, Inverness features the Eastgate Shopping Centre, supermarkets, High Street stores, restaurants, cafés, bars, and leisure facilities including the Inverness Leisure & Aquadome and the Eden Court Theatre and Cinema.

## The Location





**URQUHART CASTLE**

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Transport links are excellent, with Inverness providing central bus and rail stations offering regular services to major cities, including direct rail routes to Edinburgh, Glasgow, and Aberdeen, as well as a sleeper service to London. Inverness Airport, just 15 miles east of the city, offers daily flights to London and other UK cities, as well as select European destinations.

The Highlands also offer access to the world-renowned North Coast 500 route—one of the most scenic drives in the world. This area is a haven for outdoor enthusiasts, with a wealth of opportunities for walking, cycling, fishing, and particularly golf—thanks to a collection of prestigious championship courses within easy reach, including Castle Stuart, Royal Dornoch, Skibo, Nairn, and Spey Valley.

With easy access to Inverness, and proximity to essential local services, Meall na Leachter offers the perfect balance of seclusion and connectivity, ideal for creating a private Highland retreat or family estate.

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Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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