

# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## 9 AIRD, ISLE OF BENBECULA, HS7 5LT



- **Assignment of Croft tenancy with entitlements available for sale together with a detached 3 bedroom property or by separate negotiation**
- **Extensive agricultural facilities including an Agricultural shed and livestock shed**
- **Croft land extending to some 17 Ha or thereby (4Ha or thereby of arable machair). There are 2 areas of common grazings and a 3.5 Ha or thereby apportionment at Market Stance**
- **Attractive, spacious family home**
- **Lounge, dining room, kitchen, sunroom**
- **Three bedrooms, bathroom**
- **Double garage**
- **EPC Rating D57**

**ASSIGNATION OF CROFT TENANCY FOR SALE WITH OR WITHOUT ADJOINING DETACHED PROPERTY**

**CROFT – OFFERS OVER £85,000**  
**HOUSE – OFFERS OVER £135,000**

**WWW.ANDERSONBANKS.CO.UK**

We offer for sale the opportunity to purchase the assignation of a croft tenancy with entitlements at 9 Aird. Also available is a substantial family home. The croft tenancy is available to purchase separately or the croft and house can be purchased together.

The assignation includes a large agricultural shed with further "lean-to" style cattle/livestock shed with concrete panels, feed barriers and concrete floor. Both sheds are serviced with electricity and water. The in-bye is situated in an enviable position on machair land on the west coast of Benbecula within easy reach of stunning white beaches. The 17 Ha or thereby of land includes 4 Ha or thereby of arable machair, 2 areas of common grazings – Benbecula common and Aird special together with an apportionment at Market Stance in the total area. Information on the worth of entitlements will be made available to genuinely interested parties.

Crofting is a system of landholding unique to the Highlands and Islands of Scotland which is normally held on a tenancy. When looking to tenant a croft, a person must obtain the approval of the Crofting Commission [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk) The Crofting Commission's aims to promote the well-being of crofting communities. They will consider several points when an application is received which include the specific needs and long term interests of the community, and the skills a new tenant will bring, suitability of the new tenant in terms of their experience and plans for the croft. The suitability of the proposed tenant is of prime importance and they will be asked to give plans for the working and stocking of the croft as well as previous experience and skills which would be useful to the township. The Commission are able to refuse an assignation if they feel the proposed tenant is not suitable.

The property boasts full double glazing and oil fired central heating together with a Raeburn in the kitchen and an open fire in the lounge. This is a spacious property which would make a comfortable family home and will appeal to a wide range of purchasers. Offering a large well fitted kitchen with an island unit and sun room off, together with a good sized lounge, three bedrooms, the main bedroom having en-suite facilities and a family bathroom. A large double garage adds to the amenity of this property.

#### The accommodation comprises:

**DINING ROOM** 3.46m x 2.6m Exterior door leading to double aspect dining room with windows to the side and rear of property. Wood flooring. Radiator. Glazed panel door to kitchen

**KITCHEN** 5.3m x 3.7m (at longest and widest) Spacious family kitchen with ample fitted wall and floor units in pine and Central Island. Integral hob and oven. Stainless steel sink. Window to rear. Solid fuel Rayburn. Quarry tiled floor. Radiators. Archway leading to sun room and door off to hall.

**SUNROOM** 3.9m x 2.6m Light and airy sun room with triple aspect windows and large patio doors leading to garden. Quarry tiled floor. Radiator.

**HALL** Carpeted hall with window to front of property and doors off to lounge, bedrooms and bathroom. Radiator. Spacious storage cupboard with further shelved airing cupboard.

**LOUNGE** 3.6m x 5.3m (at longest and widest) Picture window to front of property. Fitted carpet. Radiator. Tiled fireplace.

**BEDROOM ONE (EN SUITE)** 3.7m x 3.3m (at longest and widest) Master bedroom with en suite facilities. Window to front of property. Radiator. Fitted wardrobes. Fitted carpet. Door off to en suite.

**EN SUITE** 1.7m x 1.8m (at longest and widest) Shower cubicle with electric shower unit. Tiled surround and floor. White WC and hand basin. Window to front fitted with obscure glass. Radiator.

**BEDROOM TWO** 3.7m x 2.6m Window to rear of property, fitted carpet, radiator, fitted wardrobes.

**BEDROOM THREE** 2.8m x 2.6m Window to rear of property, fitted carpet, radiator.

**BATHROOM** 2.6m x 1.7m Family bathroom with white suite comprising bath, hand basin and WC. Radiator, laminate flooring, window to rear fitted with obscure glass.

**GARAGE** Double garage with a concrete floor and up-and-over double doors to the front, boasting a workbench, floored loft storage and utility area complete with WC, hand basin and plumbing for washing machine. Serviced with electricity and hot and cold water with a pedestrian door leading to the rear garden. The central heating boiler is also located in this area.

**OUTSIDE** Attractive decked area leading to well-kept gardens and block built shed. Ample hard standing for vehicles to front.

**COUNCIL TAX** The property is currently listed in Band C.

**SERVICES** Mains electricity, water and drainage to a septic tank.

**ENTRY** By mutual arrangement.

**POST CODE** HS7 5LT.

**EPC RATING** F23.

**VIEWING** strictly by prior arrangement through the selling agents.

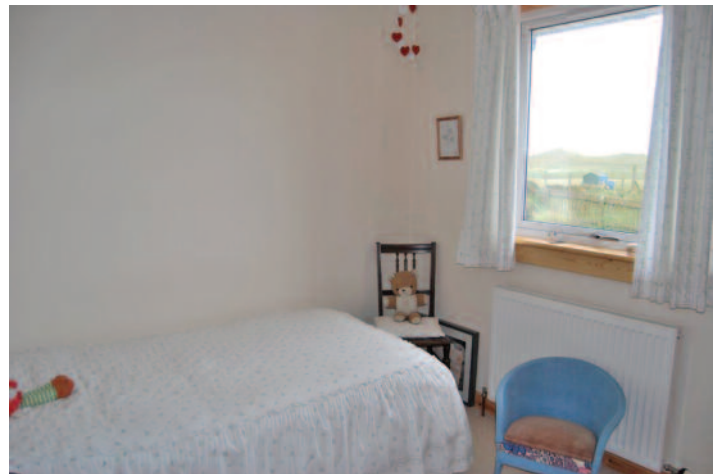
**PRICE** Offers over **£85,000** are expected for the croft tenancy and over **£135,000** for the property.

**HOME REPORT** A copy of the Home Report will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties **free of charge**.

**TRAVEL** Please see [www.calmac.co.uk](http://www.calmac.co.uk) for ferry information to and from the Western Isles and [www.flybe.com](http://www.flybe.com) for flight information.

**WHAT TO DO NEXT** INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.





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