

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

ASSIGNATION OF CROFT TENANCY 244 BRUERNISH, ISLE OF BARRA HS9 5UY



- **Croft land extending to 2.6 Ha or thereby**
- **Bareland croft with a share in Bruernish common grazings**
- **Scenic location**

OFFERS IN THE REGION OF £25,000

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The opportunity has arisen to purchase the assignation of the tenancy of 244 Bruernish on the scenic Isle of Barra. Services to the croft are located nearby. The area of the croft extends to some 2.6 Ha or thereby mainly comprising of rough grazings together. There may be the potential to erect a dwelling house with the relevant permissions.

Castlebay, some 7 miles distant boasts both Primary and Secondary schools, Hospital, Post Office, Bank and Shops. The ferry terminal provides regular sailings between Castlebay and Oban. The Isle of Barra also boasts the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway. The airport offers flights to Benbecula and Glasgow. A further ferry terminal with sailings to Eriskay can be found at Aird Mhòr on the North Eastern side of the island

Crofting is a system of landholding unique to the Highlands and Islands of Scotland which is normally held on a tenancy. This may or may not include a house and farm buildings.

When looking to tenant a croft, a person must obtain the approval of the Crofting Commission www.crofting.scotland.gov.uk. The Crofting Commission's aim is 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.

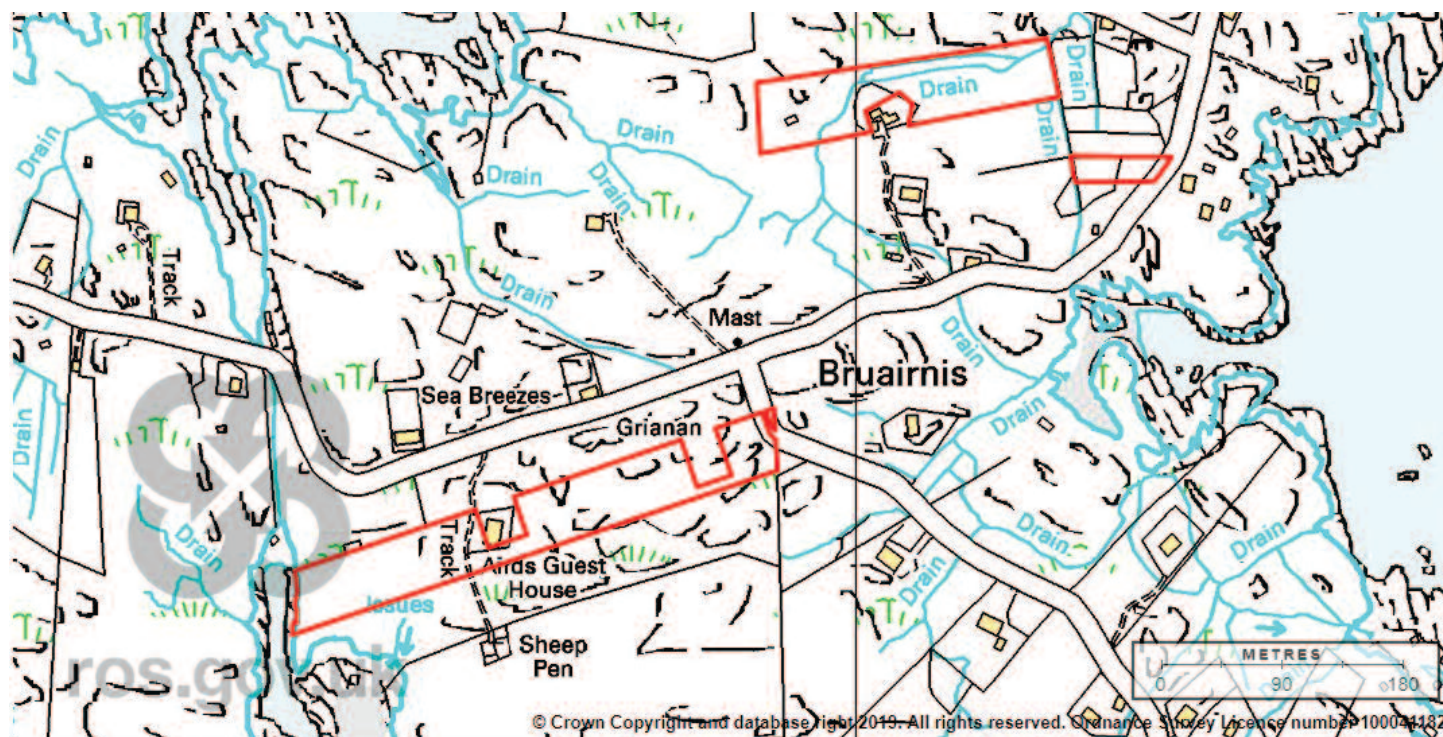
ENTRY By mutual arrangement.

POST CODE HS9 5UY

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of £25,000 are expected.

TRAVEL Please see www.calmac.co.uk for ferry information to and from the Western Isles and 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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