

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

ASSIGNATION OF CROFT TENANCY 24 CARINISH, ISLE OF NORTH UIST, WESTERN ISLES HS6 5HL



- **Croft Tenancy extending to 2.43Ha or thereby**
- **Grazings shares at Carinish Township common and Carinish Hill common**

OFFERS OVER £25,000

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We offer for sale the tenancy of this croft at 24 Carinish, Isle of North Uist. The in-by area of the croft extends to some 2.43 Ha or thereby with shares in the common grazings at Carinish Township common and Carinish Hill common. The croft land mainly comprises rough grazings, is easily accessible from the main road.

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. 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 can refuse an assignation if they feel the proposed tenant is not suitable.

Balivanich which is approx 5 miles distant offers a Primary school, Hospital, several shops, post office, bank, restaurant and airport with daily flights to Glasgow and Stornoway. Linclate Secondary school and Benbecula College are approximately 7 miles distant.

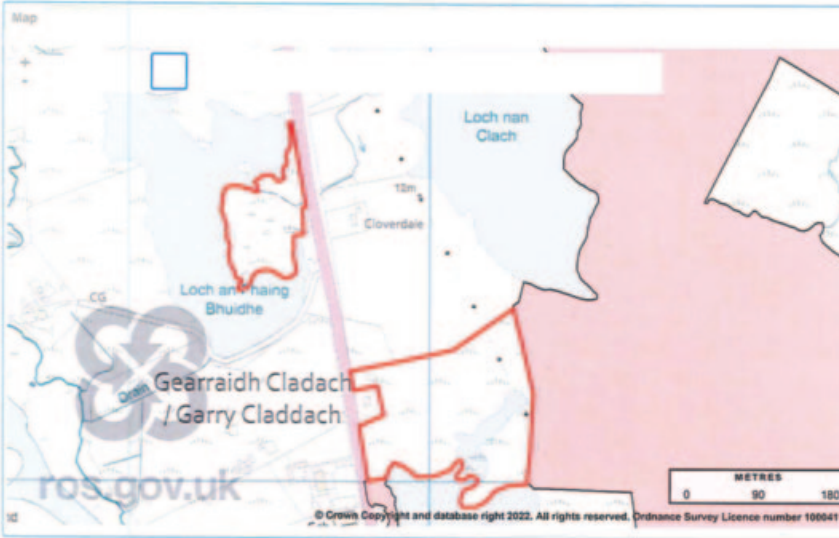
ENTRY By mutual arrangement.

POST CODE HS6 5HL

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers over **£25,000** are expected.

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



Map

Loch nan Clach

Loch an t-haing Bhuidhe

Gearraidh Cladach / Garry Claddach

ros.gov.uk

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0 90 180 METRES

Croft Details Registered Parties Associated Common Grazing/Runrig Referenced Areas

Croft Details	
Croft Registration Croft Number:	CB145
Commission Number:	M299
Date of First Registration:	06 Jan 2022
Date Schedule Updated to:	06 Jan 2022
Application Number:	CB145_0
Croft Name:	24 Carinish, Carinish, North Uist
Parish Name:	North Uist
Township:	Carinish
Postcode:	

Notes

A person who suffers loss as a result of a matter mentioned in Part 2 Section 18 (2) of the Crofting Reform (Scotland) Act 2019 is to be indemnified by the Keeper in respect of that loss.

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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