

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

ASSIGNATION OF CROFT TENANCY INCLUDING DWELLING HOUSE 1 BLASHAVAL, ISLE OF NORTH UIST HS6 5AR



- **Croft land extending to 1.29Ha or thereby**
- **Grazings share**
- **Dwelling house in need of some renovation**
- **Lounge, kitchen/diner, 2 bedrooms bathroom**
- **Oil fired central heating**
- **Scenic location with outstanding sea views.**
- **EPC Rating E39**

OFFERS IN THE REGION OF £100,000

WWW.ANDERSONBANKS.CO.UK

The opportunity has arisen to purchase the assignation of the croft tenancy of 1 Blashaval which includes a dwelling house known as Bonnyblink. The dwelling house has 2 bedrooms and is in need of some renovation. The in-by area of the croft extends to some 1.29 Ha or thereby mainly comprising of rough grazings. There are shares in Blashaval common grazings.

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.

Blashaval is a crofting township being some 2 miles distant from Lochmaddy where you will find a shop, bank, restaurants, doctor's surgery and a ferry service to the Isle of Skye. There is a primary school at Paible. The main commercial area of Balivanich is some 27 miles distant where you will find a bank, restaurants, hospital, senior school and the airport with daily flights to the mainland.

The accommodation comprises:

PORCH 2m x 1.8m Entrance porch with windows to front and sides of property. Door leading to hall.

HALLWAY L-shaped hallway with doors off to bedrooms, bathroom and lounge.

LOUNGE 4.6m x 3.8m Fitted flue for stove. Storage heater. Radiator. Window to front of property. Door off to kitchen/diner.

KITCHEN / DINER 4.1m x 3.7m (at longest and widest) Good sized kitchen/dining area with limited units and a "Stanley" stove. Radiator. Fitted cupboards. Door off to rear porch. Window to side of property.

REAR PORCH 1.3m x 1.3m Porch area with exterior door leading to garden. Window to side of property.

BEDROOM ONE 4.2m x 3.8m Double bedroom with windows to front and side of property. Radiator.

BEDROOM TWO 4.1m x 2.3m Double bedroom with window to rear of property. Radiator. Fitted cupboards.

BATHROOM 2.3m x 1.7m Bathroom suite comprising bath, hand basin and WC. Tiled surround. Radiator. Window to rear of property.

OUTSIDE The garden area is mainly laid to grass with some mature trees. There is a shed in the garden area.

ENTRY By mutual arrangement.

POST CODE HS6 5AR.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£100,000** are expected.

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

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk

WWW.ANDERSONBANKS.CO.UK

