

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

CROFT TENANCY LOCHMADDY (MARKET STANCE) ISLE OF NORTH UIST, WESTERN ISLES HS6 5AG



- **Croft tenancy in exceptional location**
- **Land extends to some 1.906 Ha or thereby**
- **Stunning views over Loch an t-Struth Mhoir**
- **Opportunity to build a croft house on the land**

OFFERS IN THE REGION OF £38,000

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Situated in the crofting township of Strumore on the outskirts of Lochmaddy village we are delighted to offer the opportunity to acquire a croft tenancy in a picturesque location. The croft extends from the main road giving easy access and looks out over Loch an t-Struth Mhoir to the west. Extending to some 1.906 Ha or thereby which is outlined in red on the map attached and with the relevant permissions this would be a superb location to erect a croft house. Grants for this are sometimes available.

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.

Lochmaddy village is within walking distance where you will find hotels, doctor's surgery, art centre and the main ferry terminal with sailings to Skye and a well-stocked shop and petrol station.

SERVICES Mains electricity and water are located nearby. Drainage would be to a septic tank

ENTRY By mutual arrangement.

POST CODE HS6 5AG

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the Region of **£38,000**

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