

ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

ASSIGNATION OF CROFT TENANCY 17 GRIMINISH, ISLE OF BENBECULA, WESTERN ISLES, HS7 5QA



- **Croft extends to some 7.247 Ha or thereby**
- **Shares in Griminish township and Nunton Park Enlargement common grazings**
- **Planning permission to renovate a ruin into a holiday let**
- **Other stone ruins on the croft**
- **Potential for a building plot overlooking the loch**

OFFERS IN THE REGION OF £45,000

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We are delighted to offer for sale this croft tenancy which is located in the township of Griminish on the Isle of Benbecula.

The croft land extends to some 7.247Ha or thereby with a share in two common grazings one of which includes an area of arable land for growing crops. 17 Griminish has a lot to offer with a large area of in-by land, a ruin which has planning permission to develop into a holiday let and other ruins on the land which may be suitable for renovation. The ground bounds a loch and an elevated area nearby could make a stunning building plot. The Crofting Register reference is I5109 and the Register of Crofts registration number is C655. Planning permission can be viewed on <https://www.cne-siar.gov.uk/sites/default/files/2024-09/2400112PPD-17B-Griminish-Benbecula.pdf>

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. Other duties include being ordinarily resident on or within 32km (20 miles) of the croft, to cultivate and maintain the croft and to not misuse or neglect it. The Commission are able to refuse an assignation if they feel the proposed tenant is not suitable

ENTRY By mutual arrangement.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£45,000** 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.

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View Croft

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Croft Details Registered Parties Associated Common Grazing/Runrig Referenced Areas

Croft Details

Croft Registration Croft Number:

Commission Number:

Date of First Registration:

Date Schedule Updated to:

Application Number:

Croft Name:

Parish Name:

Township:

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 2010 is to be indemnified by the Keeper in respect of that loss.

The area tinted green and labelled 'Area 1' on the plan has been decrofted. If the terms of Part 2 Section 15 of the Crofting Reform (Scotland) Act 2010 are complied with this entry will be removed 20 years from the making of the direction. The date for removal is 27 January 2042.

The area tinted green and labelled 'Area 2' on the plan has been decrofted. If the terms of Part 2 Section 15 of the Crofting Reform (Scotland) Act 2010 are complied with this entry will be removed 20 years from the making of the direction. The date for removal is 19 January 2042.

