ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

CROFT TENANCY, 24A GRIMINISH,

ISLE OF BENBECULA, WESTERN ISLES, HS7 5QA



- **Croft tenancy in exceptional location**
- **Land extends to some 9.152 Hectares or thereby**
- **Share in Griminish common grazings**
- **Permanent improvements include 2 semi-detached holiday cottages**
- **EPC B82**

OFFERS IN THE REGION OF £350,000

WWW.ANDERSONBANKS.CO.UK

Situated in the crofting township of Griminish on the Isle of Benbecula, Anderson Banks are delighted to offer the opportunity to acquire a croft tenancy. The croft is accessed from the main road giving easy access and has stunning views in all directions. The croft extends to some 9.1252 ha or thereby and is shown outlined in red and coloured blue in the plan attached. The two mirror image self-catering cottage in situ have been successfully rented out as holiday accommodation, or with a change of use and any other relevant consents, could make lovely family homes. Please note that these cottages have not been decrofted.

The cottages were built circa 2020 to a very high standard. Heating is provided by air sourced under floor heating. All contents of the cottages could be included in the sale together with any future bookings (less a small admin fee). The current website for advertising the cottages can also be provided.

Short-term Letting Licence number ES01373F Exp 07.08.2028. EICR certification is in place. A formal valuation is 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, the skills a new tenant will bring, the suitability of the new tenant in terms of their experience and the new tenants plans for the croft. The suitability of the proposed tenant is of prime importance, and they will be asked to set out their plans for the working and stocking of the croft as well as their previous experience and skills which would be useful to the township. The Commission may refuse an assignation if they feel the proposed tenant is not suitable.

Benbecula is the commercial centre of the islands where you will find multiple supermarkets, doctor's surgeries, hospital, junior and senior schools and the airport within easy reach. Cal Mac Lochmaddy terminal is some 15 miles distant with sailings to Uig, Isle of Skye. Cal Mac Lochboisdale is some 25 miles distant with sailings to Oban/Mallaig.

Accommodation comprises:

Entrance area with storage cupboard.

LIVING AREA *6m x 3.6m (at longest and widest)* Open plan living area with compact fitted kitchen with electric induction hob, fridge and dishwasher. Picture windows to the front of the properties. Doors off to bedrooms.

BEDROOM ONE *4.6m x 2.9m* Double bedroom with windows to front, rear and side of properties.

BEDROOM TWO *4.6m x 2.9m* Double bedroom with windows to front and rear of properties.

SHOWER ROOM *2.7m x 1.82m* Attractive and well fitted shower room with mains-fed shower. Respotex surround. White WC and hand basin set in a vanity unit with mirrored cabinet above. Large storage cupboard housing the washing machine.

SERVICES Mains electricity and water. Drainage to a sewage treatment plan.

ENTRY By mutual arrangement.

EPC RATING B82

RATABLE VALUE £7,200 pa

POST CODE HS7 5QA

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the Region of **£350,000**

VALUATION A copy of the valuation will be made available to prospective purchasers.

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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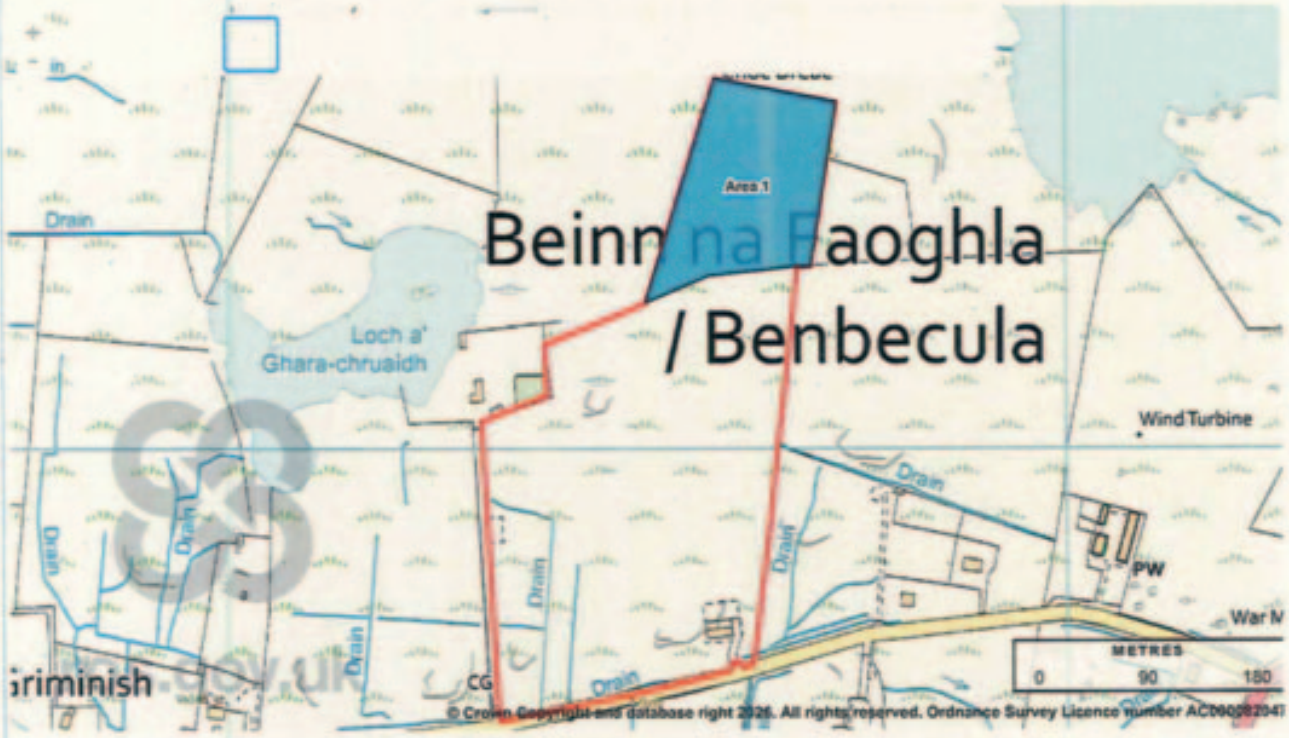






View Croft

Map



Croft Details | Registered Parties | Associated Common Grazing/Runrig | Referenced Areas

Croft Details

Croft Registration Croft Number:	C2011
Commission Number:	16275
Date of First Registration:	13 Nov 2015
Date Schedule Updated to:	20 May 2016
Application Number:	C2011_1
Croft Name:	24A Griminish, Griminish, South Uist
Parish Name:	South Uist
Township:	Griminish
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.

Persanent Apportionment - The area tinted blue on the plan has been persanently apportioned.

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