# ANDERSON BANKS

SOLICITORS • NOTARIES • ESTATE AGENTS

## DAVAAR COTTAGE, POL AN OIR, BERNERAY
## ISLE OF NORTH UIST, WESTERN ISLES, HS6 5BJ



- Area of ground extending to some 0.21 acres
- Ruined former black house
- Ruins of stone byres
- Exceptional views to Bays Loch
- Easy access to the historic Pol an Oir jetty
- Grade C listed

## OFFERS IN THE REGION OF £60,000

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Anderson Banks are delighted to offer for sale this area of ground, which is home to Davaar Cottage, a ruined former black house which was built circa 1850. Further into the plot you will also find ruinous stone byres. With easy access to the old jetty at Pol an Oir, Davaar Cottage has open views to Bays Loch, North Uist beyond and the Isle of Skye in the distance.

Grade C listed by Historic Scotland (ID39327, Designation reference LB46097)

Berneray is a highly sought after enchanting island located in the Sound of Harris and is linked to North Uist by causeway. It is inhabited by around 120 people served by a local shop/cafe, church and community hall. Local buses run regularly.

As well as its Gaelic speaking heritage, Berneray is traditionally a crofting island with a working harbour and a wealth of flora and fauna. See also www.isleofberneray.com and http://en.wikipedia.org/wiki/Berneray,_North_Uist

The property is situated within easy reach of the stunning West Beach famous for its beautiful unspoilt white sandy beach. The Berneray/Leverburgh ferry is approx. 1/2 mile distant and Lochmaddy, which boasts two hotels, Doctors surgery and ferry terminal (Lochmaddy to Uig, Isle of Skye), is approximately 12 miles away.

**SERVICES** Mains water and drainage to a septic tank. Electricity is located nearby but is not connected to the cottage.

**ENTRY** By mutual arrangement.

**POST CODE** HS6 5BJ

**VIEWING** Strictly by prior arrangement through the selling agents.

**PRICE** Offers in the Region of **£60,000** are expected









**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.

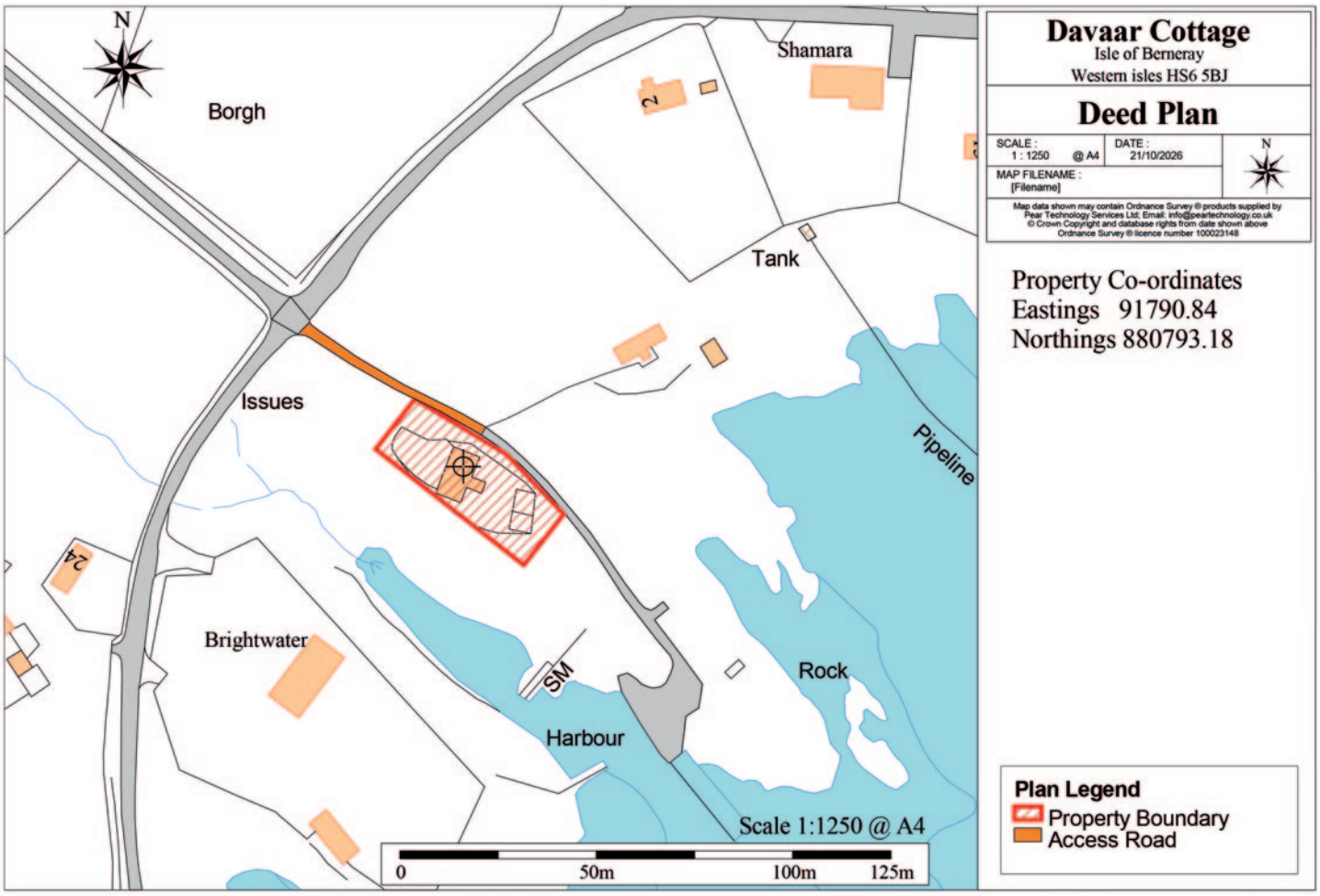
OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

**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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N
Borgh
Shamara
Tank
Issues
Pipeline
Brightwater
SM
Rock
Harbour
Scale 1:1250 @ A4
0
50m
100m
125m
Davaar Cottage
Isle of Berneray
Western isles HS6 5BJ
Deed Plan
SCALE : 1 : 1250 @ A4
DATE : 21/10/2026
MAP FILENAME : [Filename]
N
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Ordnance Survey ® licence number 100023148
Property Co-ordinates
Eastings 91790.84
Northings 880793.18
Plan Legend
Property Boundary
Access Road