



Crofts with 4-bedroom house, dairy and grazing extending to 67 acres
(27 hectares)

12 and 13 South Bragar, by Stornoway, Isle of Lewis, HS2

9DH



Crofts with 4-bedroom house, dairy and grazing extending to 67.37 acres (27.26 hectares)

12 and 13, South Bragar, Isle of Lewis, HS2 9DH

Guide Price

£450,000

Description

A rare opportunity to purchase the tenancy of a large croft with good buildings and improved grassland in a very scenic location beside the sea.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- 4-bedroom house with a new conservatory.
- Modern cubicle shed for 35, parlour, general purpose shed.
- Located beside the sea in a peaceful rural location.
- Large croft extending to 67 acres.
- Extensive common grazing rights.



12 and 13 South Bragar, by Stornoway, Isle of Lewis, HS2 9DH

We are delighted to present this rare opportunity to acquire the tenancy of a large croft including improvements that provide a 4 bedroom family home with modern buildings including a cubicle shed and parlour, grazing land extending to 67.37 acres (27.26 Ha) with open views to the sea.

This is an exceptionally large croft which was operated as a Dairy providing local produce. The fridge/freezer, parlour and cubicles are all in place. The buildings and land offer scope for diversification subject to obtaining the appropriate consents.

Situation

The property is situated on the west coast only 16 miles from Stornoway with a primary school and local facilities in Bravar only 5 miles away.

Directions

From Stornoway head west on the A857 towards Bragar then take the left fork signposted for Bragar. Travel along this road for approximately 5 miles. Passing through Bragar there is a right turn signposted South Bragar, take this road and No.12 is approximately one mile on the right.



The Accommodation

Ground floor: Kitchen, utility room, living room, family bathroom, 1 bedroom, conservatory and front porch. Upstairs there are three further bedrooms, and a store room which could be converted to a shower room.

The main hallway is accessed from the front porch. Off the hallway is the living room, bathroom, first bedroom and stairs to the first floor.

From the living room an arch leads into the new Conservatory and a door leads to the back hall and back door. The living room has an open fire in feature stone surround. Off the back hall is the spacious dining/kitchen fitted with base and wall units and the oil fired boiler. Also utility room with wash hand basin and plumbing for a washing machine. The family bathroom has a toilet, sink and bath with electric shower above.

Upstairs there are three further bedrooms and a store room.



The Buildings

The two well maintained modern clear span general purpose agricultural buildings (22m x 12m and 22m x 9m) offer potential to utilise the space for a variety of different agricultural and commercial enterprises subject to the necessary consents. The Dairy building is fitted with 32 cubicles, scraped to a tank, 4:8 parlour with ACR, milk meters and in parlour feeders, feed barrier and outside feed area. Fridge/Freezer (4m x 2m), tank room, store room/workshop which housed the bottling plant, washing up area, toilet etc. The adjoining clear span building has concrete floor, feed barrier for the cubicle shed, 14 tone feed bin. The Buildings are a croft improvement and the Community Trust's consent is required for alternative use.

De-regulating of the croft

We are advised that it should be possible to purchase the freehold from the community trust for a few thousand pounds but prospective purchasers must ascertain the position for themselves.



The Land

The grazing land extends to approximately 66.74 acres (27.01 Ha). The land is registered with SGRPID, the holding numbers are 91.753.0156 and 91.753.0157. No entitlements to the Single Farm Payment Scheme are included in the sale and the existing owners have not been applying for the single farm payment. Two shares of common grazing rights are included but as the common grazing is only lightly used nowadays there may be scope to graze additional stock. The existing Crofter makes silage on nearby unused crofts and has no difficulty obtaining adequate acreage.

Annual rent

A rent of £6.30 per annum is payable for No.12 and £5.80 for No.13.



Future development and improvement.

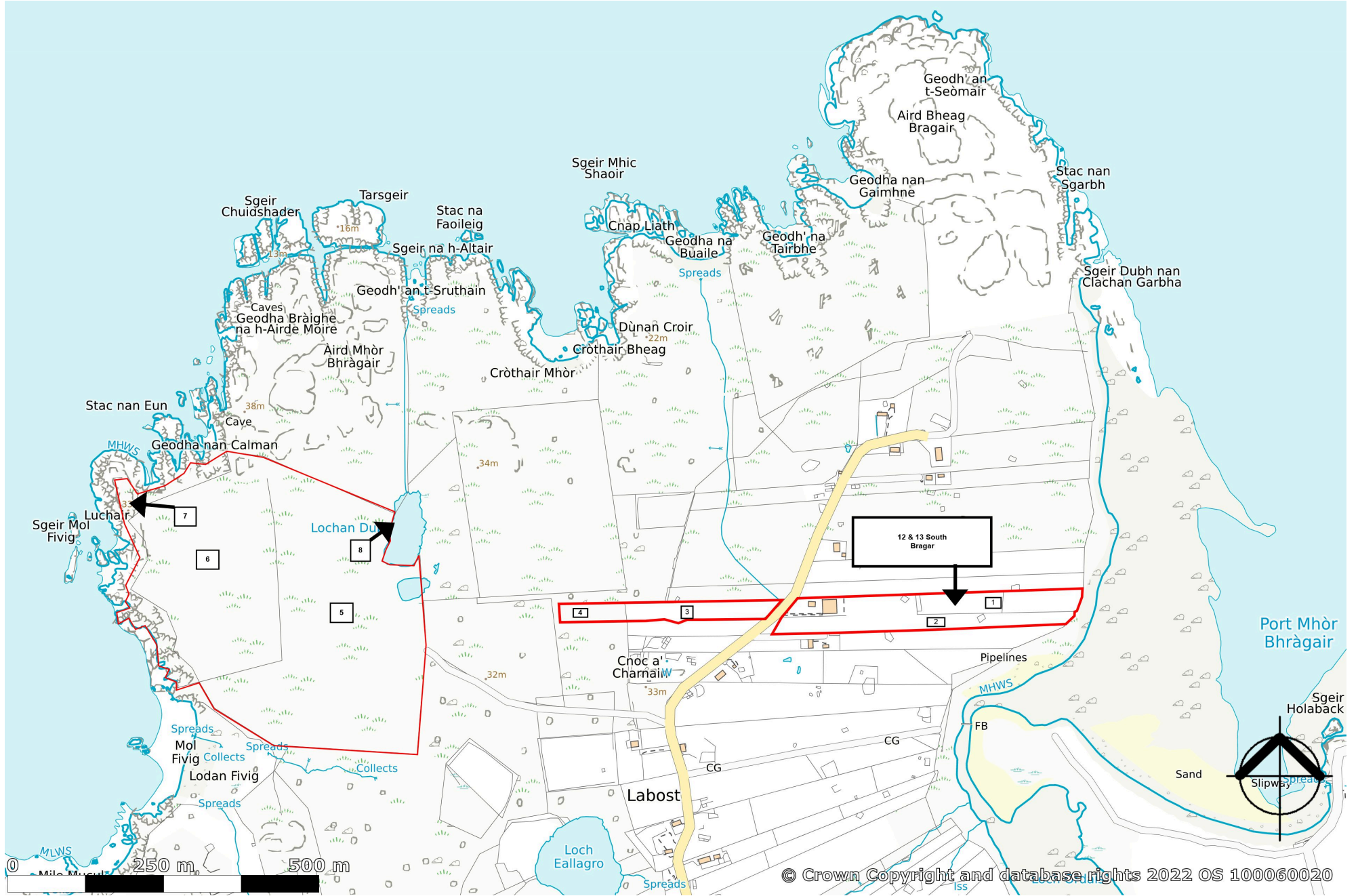
There are substantial grants available depending on age and eligibility for fencing and other improvements. The community trust has funding and will be upgrading the access tracks to the 43-acre block at Lochan Dubh. We are advised by the outgoing crofter that an additional house site on croft 13 and renewal of the planning consent for another building (23m x 9m) should be possible subject to the necessary consents. Commercial and tourist diversification is also encouraged on the island.

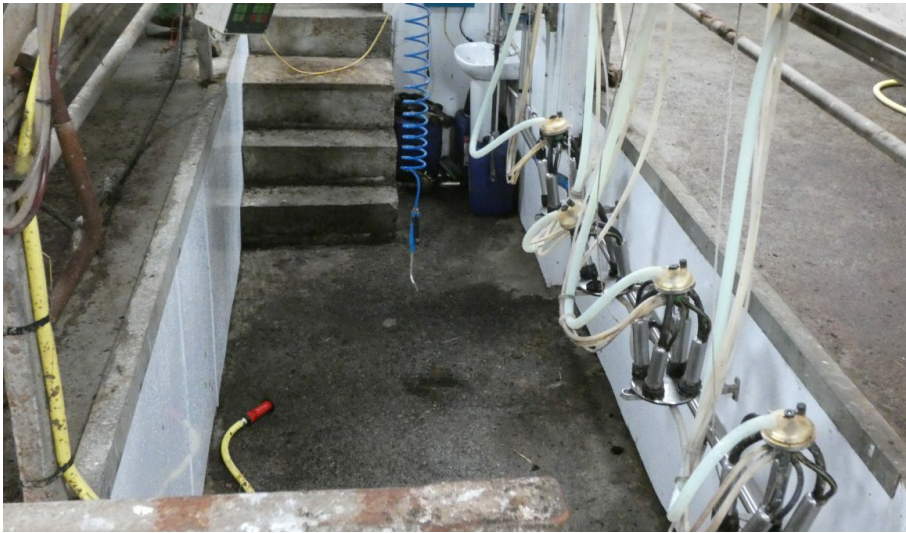
Grants are also available for environmental works, corncrake, and geese preservation etc. Prospective tenants should make full enquiry of the appropriate authorities, if relevant, before purchasing the tenancy.



SCHEDULE OF ACREAGES – 12 and 13 South Bragar.

Field No	Ha	Acres
1	1.26	3.11
2	1.19	2.94
3	0.69	1.70
4	0.29	0.72
5	10.09	24.93
6	6.20	15.32
7	1.12	2.77
8	0.04	0.10
Drum Airigh	6.13	15.15
TOTAL LAND	27.01	66.74
House and Buildings	0.25	0.63
TOTAL AREA	27.26	67.37





Services: Nos 12 and 13 South Bragar are serviced by electricity, mains water and mains drainage.

EPC: E

Local Authority: Comhairle nan Eilean Siar (Western Isles Council), Sandwick Road, Stornoway, Isle of Lewis HS1 2BW

Landlord: Urras Sgìre Oighreachd Bharabhais Community Company

Solicitors: Derek MacKenzie, 20-21 North Beach Street, Stornoway, Isle of Lewis, HS1 2XQ, Tel: 01851 702211, property@derekmackenzie.com

Matters of Title: The property is a croft with improvements. The tenancy is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way. The Purchaser(s) will be held to have satisfied themselves as to the nature of the terms of the tenancy and such servitude rights and others.

Sporting: The sporting rights are retained by the landlord.

Fixtures and Fittings: All standard fixtures and fittings will remain in situ.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Tenure: The tenancy and improvements are offered for sale as a croft with occupation subject to the agreement of the crofting commission and the landlord.

Basic Payment Scheme: The land is registered with the Scottish Government Rural Payments. There are no Basic Payment Scheme entitlements attached to the land.

Viewing: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Offers: Offers should be submitted to the selling agents. The outgoing tenant reserves the right to agree a transfer without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the Agents immediately after inspection.





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