



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

CROFTS 409 and 414 & 418 (Apportionments)
KNOCKAN, ASSYNT, IV27 4HH



DESCRIPTION

Two registered tenanted crofts operated as one unit at present are being offered for sale. The land is used for grazing sheep or cattle and is in a spectacular setting in the hamlet of Knockan. The crofts together extend to 26.65 hectares (65.86 acres.) On part of croft 409 is a large agricultural shed measuring 70 x 40 feet with electric power and water. On another part of the croft is well built blockwork store/ garage which is accessed via the township road. This building could, with appropriate planning consent be converted for a dwellinghouse.

LOCATION

The crofts are in the main located to the west of the A835, which is part of the now iconic North Coast 500 route. As such a diversified use (such as for tourism accommodation or attractions) of part the croft would have potential to capture a growing market of visitors to the NC500. From the croft looking west are simply stunning views of nearby hills Cul Mor and Suilven. Ullapool is 14 miles south and Inverness is 75 miles south.

SERVICES

The main shed on croft 409 has electricity supplied to it and there is a mains water supply there too. The other buildings do not have services connected, although they are understood to be nearby

PLANNING CONSENT

No planning applications have been made in respect of the croft, although pre planning advice has been given to the current tenant which would indicate support for the location of a dwelling to the north of the existing agricultural shed on croft 409, where the dog run is presently located. A croft diversification into locating pods on the croft could also be possible. .

CROFTING

All land forming part of Crofts 409 and 414/418 (apportionments) is held in tenancy. It is the right to become the crofting tenant which is being offered for sale. The crofts are registered with the Crofting Commission on the Register of Crofts numbers S0222



and S0228 and on the Register of Crofts numbers C4744 and CC4717. The purchaser will require to comply with the duties of tenants under the crofting acts, which principally include residing on or within 32kms of the croft and putting it to crofting use. The regulator of crofting, the Crofting Commission, will require to agree an application to be made by the seller and purchaser before the arrangements for the sale can be finalised. Purchasers should familiarise themselves with the crofting system information being available on the Crofting Commission's website crofting.scotland.gov.uk. Both crofts also have shares in the local common grazings at Knockan. No part of what is being offered for sale has been decrofted although each croft has had a decrofting direction issued in the past.

POSTCODE

IV27 4HH

DIRECTIONS

From Ullapool take the A835 north. Knockan is approximately 14 miles. The crofts are located shortly after the brow of the main hill (heading north) where the road passes by the geological centre at Knockan Crag. Using the app what3words the location is "fiery.prelude.woke."

LOCAL AREA

Ullapool – 14 miles – supermarket, schools, shops, restaurants, ferry terminal

Lochinver – 21 miles – shops, Harbour

Lairg – 30 miles – auction mart (Lairg sheep sales)

Dingwall – 60 miles – shops, abbattoir

Inverness – 74 miles – Airport, railway station, hospital and shopping.

VIEWING

By calling at the site which is open to view.

ENTRY

Immediate entry is available.

NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property

REFERENCE

RMM MACNF01 01



