

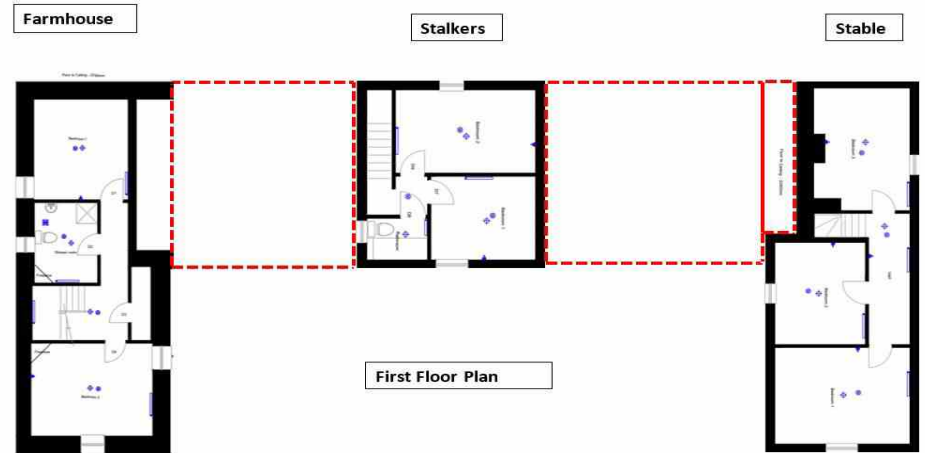
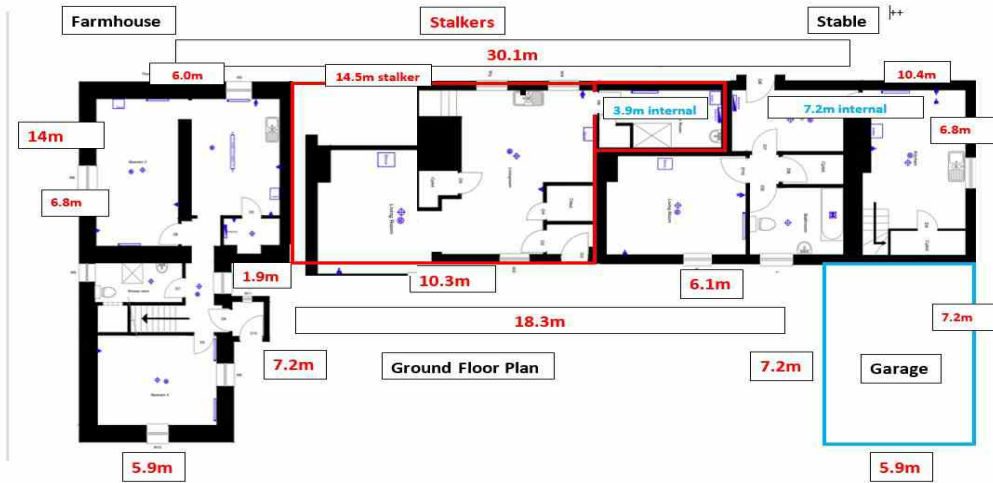


Farmhouse Development, ISLE OF RUM, PH43 4RR

Offers Over £375,000

REF: 60287

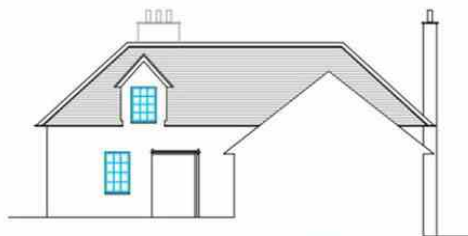




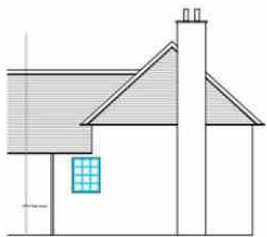
Do not scale from this drawing
 All dimensions to be checked on site
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 Chartered Architects and Building Surveyors
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East Elevation @ 1/100



North Elevation @ 1/100



Bellingram Design

Project: 18227 - Farmhouse Bally

Date: 18/02/23



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 Plotted Scale - 1:7500. Paper Size - A4



These three terraced properties are situated on the charming Isle of Rum, a small island in the Inner Hebrides. The development is formed of three, properties, all of which are in need of repair and upgrading. Farmhouse roof and interior, in particular, will require significant works (pictures available).

Stable - lounge, kitchen/diner, bathroom; with three bedrooms on the upper floor.

Stalker - lounge/diner/kitchen, bedroom, shower room; with two bedrooms on the upper floor.

Farmhouse - lounge, kitchen/diner, office/third bedroom; two bedrooms and bathroom on the upper floor.

All have individual CH oil boilers and, additionally, all have flues for a wood stove.

The community will look to find a buyer who might offer the most attractive business or community contribution to village life moving forward. As such IRCT will be open to offers for either the full Title of the property and the land it sits on, or for some form of Rural Housing Burden where the property is effectively discounted from open market value with a percentage retained by IRCT. An example of how this might work and why such an arrangement might be attractive to a community land owning village, is described here: https://www.chtrust.co.uk/uploads/4/6/8/5/46858349/rhb_aug_2022_final.pdf. We realise some lenders will not allow this option. Please check first if this affects you. At the very least, the permanent exclusion of second home option and of any unpreventable prolonged voids/vacancy would be required. Ideally too, the additional option of first refusal to IRCT of purchase at market value, if/when property is resold.

The ideal purchaser might have experience of remote island living and/or a business model that might contribute to significant local needs, such as provision of rental or visitor accommodation.

Electricity is provided from the off-grid island, hydro supply (owned currently by NatureScot) and is restricted to 5Kw/property. Water is provided standard pressure supply and is unrestricted (owned by IRCT). We are planning significant upgrades to power and water as part of an overall Island Plan, working alongside other island stakeholders. Drainage is by way of septic tank. The island has high speed, fibre broadband connected to all island homes.



General

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Services

Electric and water are connected to village infrastructure. Septic tank drainage.

Council Tax

Council Tax Band B

EPC Rating

F

Post Code

PH43 4RR

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

KLA/JD/ISLE0008/0012

Price

Offers Over £375,000

Directions

Please call the Property Department on 01463 235559 for further information.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

