



macleod & maccallum



Assignment of Croft 3 Badcall, Scourie, LAIRG, IV27 4TH

Offers Over £160,000

REF: 60498





Croft 3 Badcall offers the unique opportunity to acquire the tenancy of a croft, which extends to the edge of Badcall Bay. Close to the village of Scourie, a thriving crofting community on the scenic West Coast of Sutherland. The croft land is located on both sides of the road. On the larger area is the ruins of an old barn and there was planning permission on this area for the construction of a dwelling house. The planning has since lapsed although we foresee no reason this could not be reapplied for. The land enjoys truly stunning views across Badcall Bay to the mountains in the distance.

The Assignment of the Tenancy of Croft 3 Badcall is registered in the Register of Crofts number S0878 and in the Crofting Register, number C2174. The croft extends to approx 2.2 hectares while the permanent apportionment of the common grazings extends to approx 12.7 hectares. This apportionment is stockproof and includes a concrete block built shed in good condition. The croft includes souming in the Scourie & Badcall Common Grazing.

As the croft land is subject to crofting tenure, anyone interested in obtaining the croft tenancy will be required to be approved by the Crofting Commission. Interested parties should make enquiries through the Crofting Commission website www.crofting.scotland.gov.uk and by contacting the Crofting Commission at Great Glen House, Leachkin Road, Inverness, IV3 8NW, telephone 01463 663439. The purchaser of the croft tenancy may be eligible for grant assistance under the appropriate applicable schemes at the time.

Facilities closest to the property can be found in the village of Scourie which include a general store which caters adequately for daily requirements, Post Office & hotel. Additional facilities can be found in the nearby village of Ullapool, approximately 48 miles away, where facilities include a supermarket, bank, Post Office, hotels, restaurants and an excellent range of bespoke retail outlets. Ullapool also provides a gateway to the Inner Isles and is a productive fishing port. Education is provided at Scourie Primary School or nearby Kinlochbervie High School, to which bus transportation is provided daily.

Inverness the main business and commercial centre in the Highlands is approximately 94 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Services

Private water supply which serves the entire township with electric available close by. Drainage would be by way of septic tank.

Access

The croft and apportionment are accessed from the public road.

Boundaries

The boundary to the Croft is predominately fenced off and is per the attached plan.

Post Code

IV27 4TH

Entry

By mutual agreement

Viewing

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

Reference

EC/JD/KAYS0010/1

Price

Offers Over £160,000

Directions

From Inverness, take the A9 North to Tore. Follow signposts to Ullapool. In the village of Ullapool, continue North following the signs for Scourie. As you come down the hill leading into the village, Badcall is signposted on your left. Continue along the single track road until you come to the Croft with the old Barn on your left.

If you are thinking of selling your property, we offer a FREE Valuation. Please call our Property Department on 01463 235559 for further details.





28 Queensgate, Inverness, IV1 1DJ · T: 01463 235559 · F: 01463 222879 · E: property@macandmac.co.uk · W: www.macandmac.co.uk

