



solicitors • estate agents

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## CROFT AT 150 SKINID, TALMINE, LAIRG

A great opportunity to purchase the tenancy of croft 150 Skinid, which is situated within the picturesque crofting community of Melness. Extending to approximately 1.38 hectares (3.41 acres) and enjoying fantastic coastal and sea views including to the nearby Rabbit Islands, the croft is fully fenced and stretches down to the rugged coastline. The Register of Crofts number is S2052 and Crofting Register number C7264. The croft includes souming in the Melness Common Grazing with 2.75 common grazing shares, giving the opportunity to apply for an apportionment of the common grazings, if desired. 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, and reside within a 32km radius of the croft.

**OFFERS OVER £25,000**

## General Information

As the croft land is subject to crofting tenure, which principally include residing on or within 32kms of the croft and putting it to crofting use, 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](http://www.crofting.scotland.gov.uk) and by contacting the Crofting Commission at Great Glen House, Leachkin Road, Inverness, IV3 8NW, telephone 01463 663439.

## Postcode

IV27 4YP

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £25,000 should be submitted to our Thurso Office.

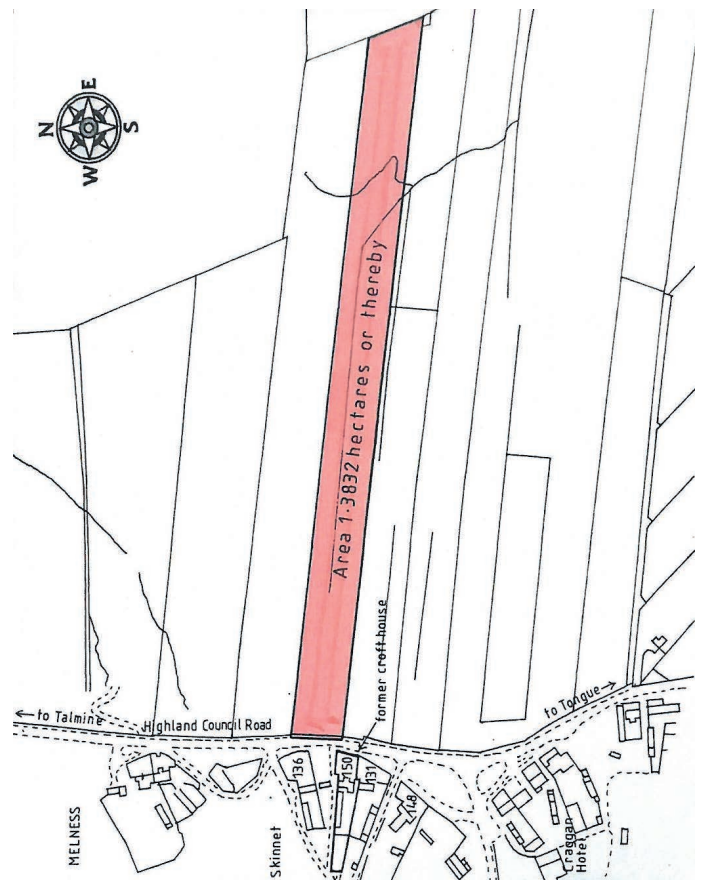
## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

The crofting community of Talmine has a shop with post office, small harbour and slipway whilst Tongue, about 7 miles away, has a larger selection of local shops, hotels, doctor's surgery and bank. There is a primary school in Tongue and secondary schooling is at Farr near Bettyhill which also has a swimming pool and gym. Thurso is approximately 47 miles away, with Inverness being roughly 92 miles. Transport for Tongue (T4T) is a Community service linking the crofting

villages of Melness, Skerray and Tongue with Durness, and also with the railway station in Lairg and the city of Inverness. This service also allows for transfers to the Bus Station and Airport in Inverness. A stop for this service is conveniently located close to the property.



*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*

