



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**6 THE REACH, ACHVOAN, ROGART,
SUTHERLAND IV28 3YE**



DESCRIPTION

An owner occupied croft of 35.95 (approximately 88.85 acres) located in Rogart, East Sutherland. The land comprises fields mixed grazing / arable land and rough grazing. Some fields have been cropped yearly for hay with the remaining land being used for livestock grazing. On the croft is a modern 60 x 40 (feet) steel portal framed shed, with concrete base.

LOCATION

6 The Reach is located in a picturesque rural part of East Sutherland. The land offered for sale is bounded partly by the U3103 Rogart/Langwell to Golspie Road,

and a tarmacked, adopted road off that leads to the croft and Shed. The local area of Rogart is a vibrant crofting area and the nearby village of Pittentrail has a local shop, village hall, pub, garage, and railway station. There is a primary school at Rogart and secondary schooling is at nearby Golspie on the east coast or at slightly further afield Dornoch Academy. In Golspie itself (6 miles away) there is a wider selection of local shops and amenities. There also there is an abundance of walking trails, renowned mountain bike trails and many stunning beaches. Supermarkets are located in Tain, approximately 25 miles south and Inverness with the closest airport is 65 miles south.



SERVICES & SHED

Water is on the croft and there is an electricity supply, although it is presently not in use. Within the shed two internal spaces have been framed out. They measure approximately 25 and 30 square metres respectively and would make good office or storage space. The larger area has underfloor insulation.

PLANNING CONSENT

No Planning consent for the erection of dwelling has been but it is expected consent for a house would be forthcoming.

GRANT ASSISTANCE & CROFTING

The lot offered for sale comprises land which forms an owner occupied Croft, registered on the Crofting Commission's Register of Crofts under number S3047 and on the Crofting Register under number C2101. A full plan of the croft can be found on the Crofting Register at: <https://www.crofts.ros.gov.uk/register/viewcroft?ID=C2101>

The purchaser will become owner of croft land and should take all necessary steps to satisfy themselves what that will entail. No decrofting direction has been applied for in relation to any potential house site. Potential purchasers are advised to make their own enquiry of the Crofting Commission /SGRPID to ascertain what grant or other assistance might be available. Purchasers are reminded that as the owner of an owner occupied croft there are certain duties which must be complied with relating to residence and the use of the croft. More details can be found here: <https://www.crofting.scotland.gov.uk/crofters-duties>

POSTCODE

IV28 3YE

VIEWING

The croft is fully available to be viewed although viewers are requested to contact the marketing agents before calling at the site.





ENTRY

Immediate entry is available.

LOCAL AREA

Primary School – Rogart- 3 miles

Local Shop / Railway Station – Pittentrail – 4.5 miles

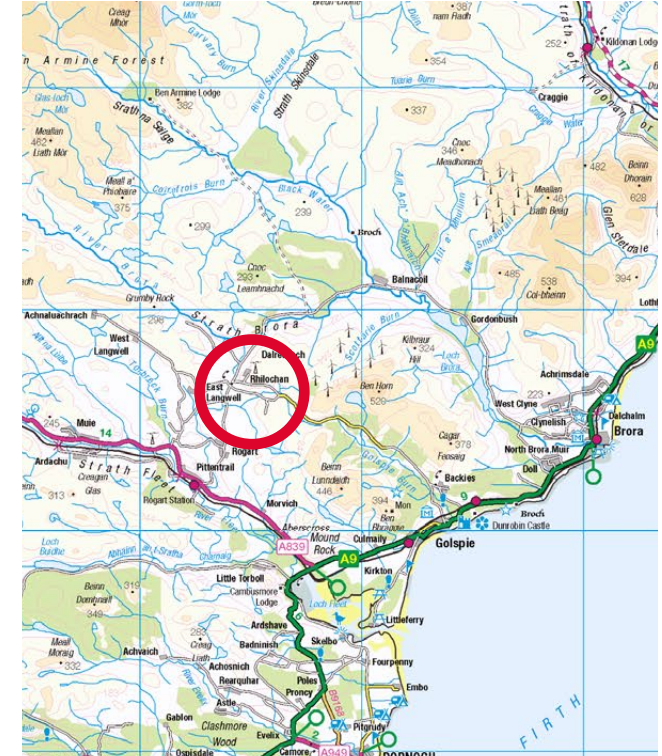
Secondary School – Golpsie – 6 miles

Further shopping and amenities – Tain – 25 miles

Airport – District General hospital – Inverness – 60 miles

DIRECTIONS

By road, from the Mound at the A9, north of Dornoch and south of Golpsie take the A839 road to Lairg. At Rogart / Pittentrail turn right into the C1022 for Brora and continue straight on this road for approx. 5 miles until reaching the junction for East & West Langwell (to the left) and Golpsie (to the right.) Turn right into the U3103 signposted for Golpsie. Continue for approximately 1 mile to Achvoan and the croft lies on the south side of U3103 and is bounded on the east side by the unclassified adopted road. Using the App WhatThreeWords the location is: “something.monument.couch”



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 sellers are not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

REFERENCE: RMM.MEER