



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**5 Broken Stone, Achvoan,
Rogart, Sutherland IV28 3YE**



DESCRIPTION

An owner occupied croft of 7.315 hectares (approximately 18.07 acres) located in Rogart, East Sutherland. The land comprises fields mixed grazing / arable land and rough grazing. On the croft are the broken walls and footings of a former croft house which could be redeveloped subject to the required consents being given.

LOCATION

5 Broken Stone 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 former house. 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

No utilities have been connected to the croft and purchasers will require to attend to that.

PLANNING CONSENT

No Planning consent for the erection of a dwelling but pre planning advice has previously been received from Highland Council such that 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 S3268 and on the Crofting Register under number C10006. A full plan of the croft can be found on the Crofting Register at: <https://www.crofts.ros.gov.uk/register/viewcroft?ID=C10006>

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

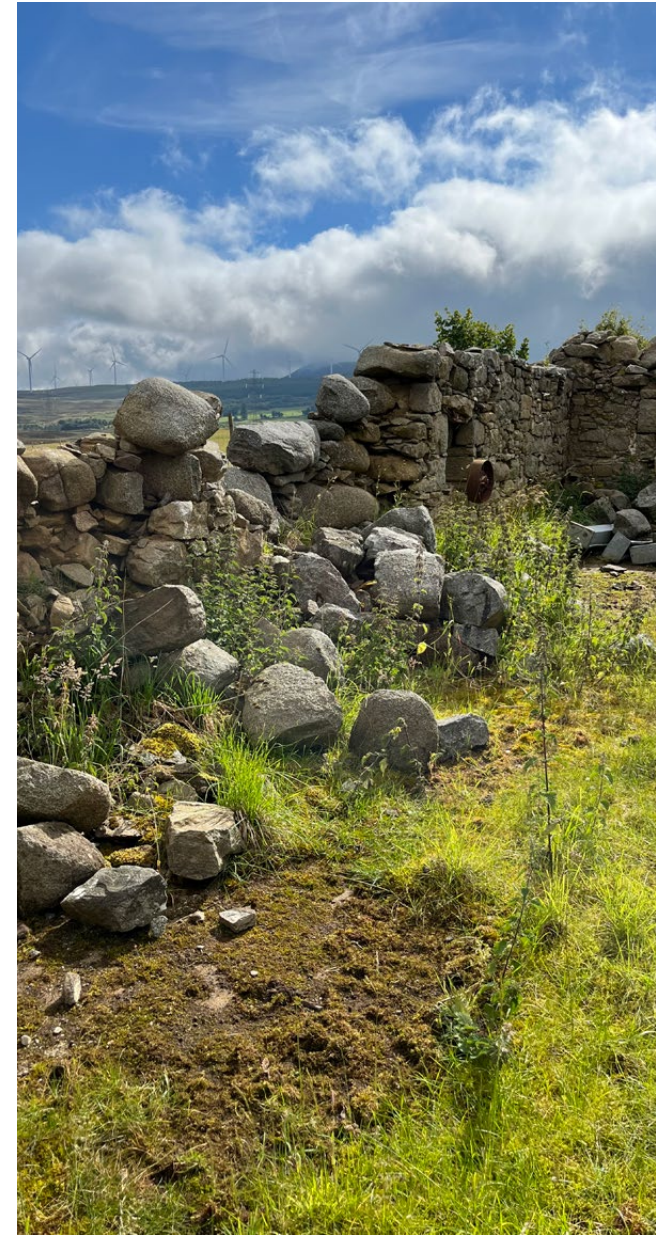
Primary School – Rogart- 3 miles

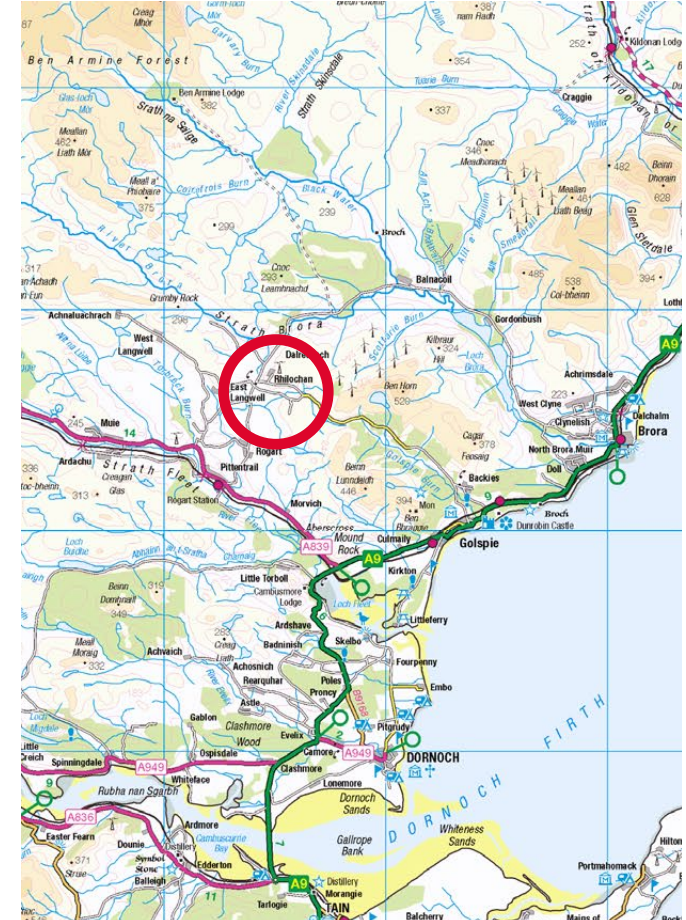
Local Shop / Railway Station – Pittentrail – 4.5 miles

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 Golspie 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 Golspie (to the right.) Turn right into the U3103 signposted for Golspie. Continue for approximately 1 mile to Achvoan and the croft lies on the south side of U3103 and is bounded on the west side by the unclassified adopted road. Using the App WhatThreeWords the location is: "kings.swift.ambitions"

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