



**31-33 Blandy, Tongue, IV27 4XS**

**Offers Over £150,000**

**REF: 61063**





31/33 Blandy offers the unique opportunity to acquire the tenancy of a croft, in the hamlet of Blandy, a thriving crofting community just outside the village of Tongue which is located on the NC500 route, on the scenic North West Coast of Sutherland. The croft land is located on both sides of the public road allowing access to both areas. On the downside is the ruins of an old Croft House and there were plans drawn up for the construction of a dwelling house on this site. Mains water and electricity are available on or adjacent to the site and drainage would be by way of septic tank. It is understood that some Grants may be available for the construction of a dwelling house, fencing and re-cultivation of the land. The land is of a good quality previously used to grow crops and enjoy truly stunning views towards the Kyle of Tongue, Coldbackie Sands, Rabbit Islands and the mountains in the distance.

The Assingation of the Tenancy of 31/33 Blandy is registered in the Register of Crofts number S1942. The croft extends to approx 4.97 hectares and comes with a 6 1/8 share in the Tongue District Common Grazing (CG/S/055) with a current Souming for 49 Sheep. The land is predominately fenced off and is ideal for further development given the necessary Planning consents.

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](http://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.

The village of Tongue is a few minutes' drive away and offers excellent facilities including a Post Office, general store, petrol station, garage, surgery and primary school. The village of Bettyhill, approximately 12 miles away, offers additional facilities including a leisure centre with swimming pool and secondary education. The nearest large town is Thurso, approximately 44 miles away, although most supermarkets offer a delivery service to the area.

Inverness, the Capital of the Highlands is approximately 88 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Services**

Mains water and electricity are available on or adjacent to the land. It is the responsibility of the purchaser to connect any services. Drainage is by way of Septic tank.

**Access**

It will be the responsibility of the purchaser to construct any access to the land as per any planning conditions.

**Boundaries**

The boundary is predominately fenced off on-site and is as per the attached plan. It is the responsibility of the purchaser to satisfy themselves in this regard.

**Post Code**

IV27 4XS

**Entry**

By mutual agreement

**Viewing**

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

**Reference**

JD/EC/LEOD0947/2

**Price**

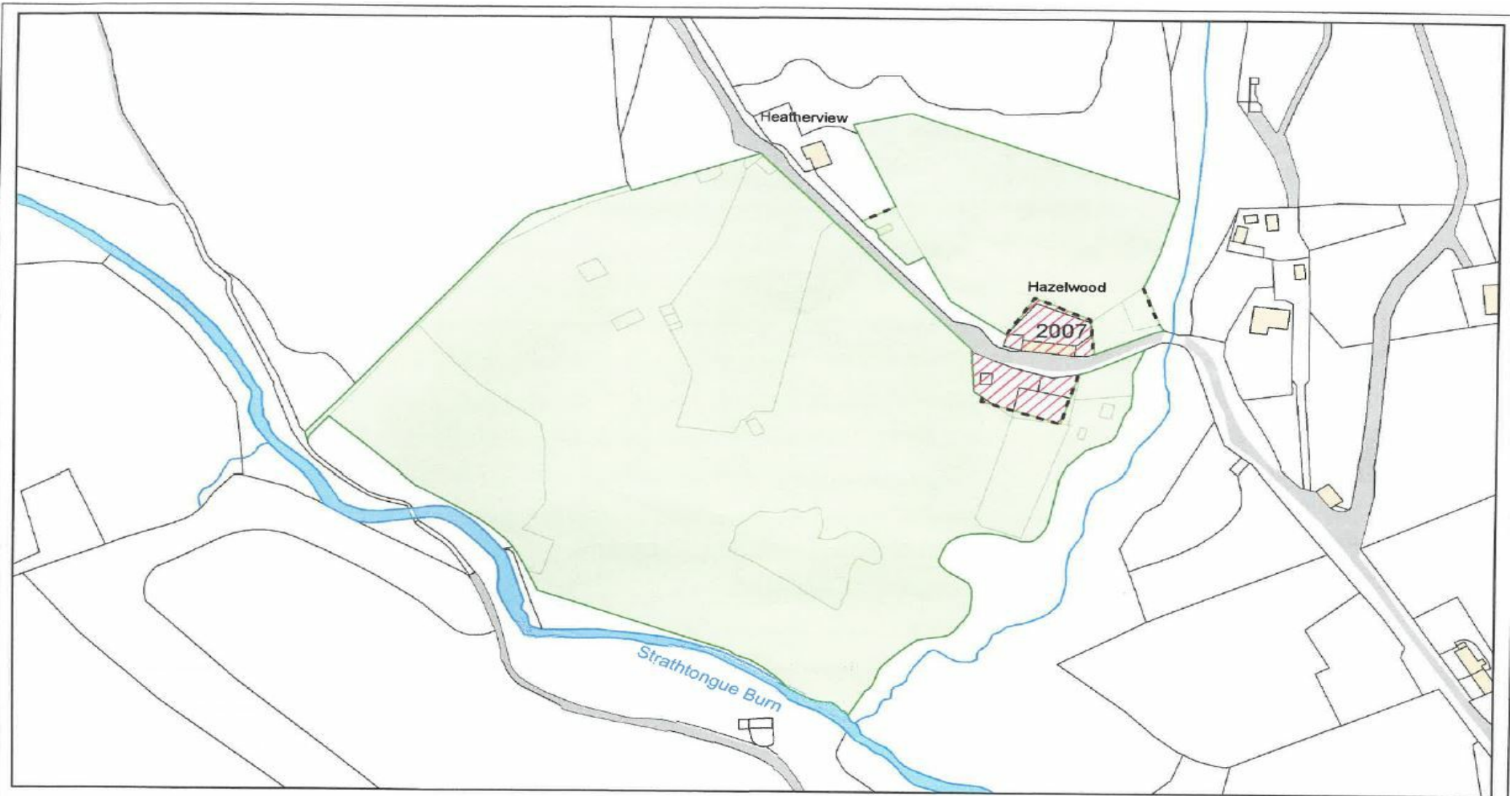
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**Directions**

Travel North to Tongue and at the T-junction just before you enter the village turn right. Pass through Coldbackie and continue along to the bus shelter and turn left signposted Scullomie. Continue until you reach the stone bridge, which is where the boundary to the land starts, continue to the parking space further along on your left, which is where the land approximately ends.

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





**Croft 31 33 Blandy, Tongue, IV27 4XR**

- Croft Boundary
- Previously Decrofted
- Undefined

N  
 Easting: 261,877  
 Northing: 960,012



Boundaries follow OS features except where shown as 'undefined'.

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 Services Group 18/04/2016

