

# Croft 3 Hacklete, Bernera

Ken Macdonald & Co. Lawyers & Estate Agents



## *Description*

Ken MacDonald & Co are excited to present to the market this extensive croft tenancy that expands to approximately 19 acres situated in the peaceful village of Hacklete. The croft enjoys panoramic views over Loch Niosabhat and Loch Barraglom, offering a fantastic opportunity for prospective buyers who intend to erect a dwelling house with water views – subject to appropriate local authority consents.

Bernera is a warm community with a thriving Community Centre which hosts a variety of events and clubs, a Community shop, café (seasonal hours), and museum. There is also a Church, Doctors surgery, Fire Station and a pay at pump fuel stop.

Approximately 30 minutes away is the village of Leurbost, where more amenities can be found such as a large convenience shop/Post Office, fuel station and primary school. Further amenities are situated in the Stornoway Town Centre, which is approximately 27 miles away, offering amenities such as hairdressers, healthcare centres, a leisure centre, supermarkets, and primary/secondary schools.

## ***SALE IS SUBJECT TO CROFTING COMMISSION APPROVAL***

This croft is regulated by the Crofting Commission, meaning that the successful purchaser/assignee is agreeing to abide by certain duties with regard to the croft land. These duties are:

- A duty to be ordinarily resident on, or within 32km (20miles) of your croft
- A duty to cultivate and maintain your croft or put it to another purposeful use

A duty not to misuse or neglect your croft.

In addition, there is legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it.

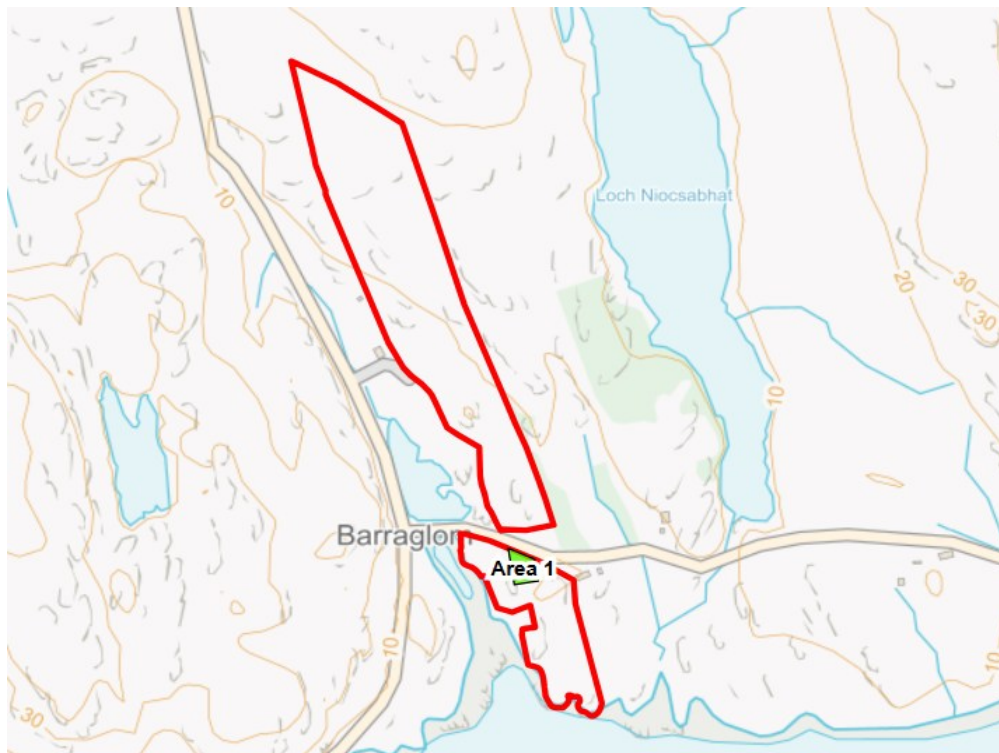
## Offers over £60,000





### ***Directions***

Travel out of Stornoway town centre passing the Co-op superstore and take the first turning on your left. Continue along this road for approximately 7 miles until you reach Leurbost and take the turning on your right after the filling station, travel along this road and take the turning on your left at Garynahine signposted for Uig. Travel for approximately 3 miles and take the turning on your right to Bernera. Proceed along this road until you reach the Bernera Bridge, after this take the first turning to your right signposted 'Circebost'. The croft is situated on either side of the road at the first property you come to on the right hand side.



**Croft plan**

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.