

# Croft 14B Benside, Stornoway, Isle of Lewis



## Description

Ken MacDonald & Co are delighted to bring to the market this unique opportunity to acquire a croft comprising a decrofted house site and an agricultural barn. Extending to approximately 2.5 acres, the land enjoys stunning elevated views over Stornoway Town, with further distant outlooks across the Broadbay area. The house site benefits from planning permission in principle has been granted for the erection of a dwellinghouse, ideally positioned to make the most of the exceptional views on offer.

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.

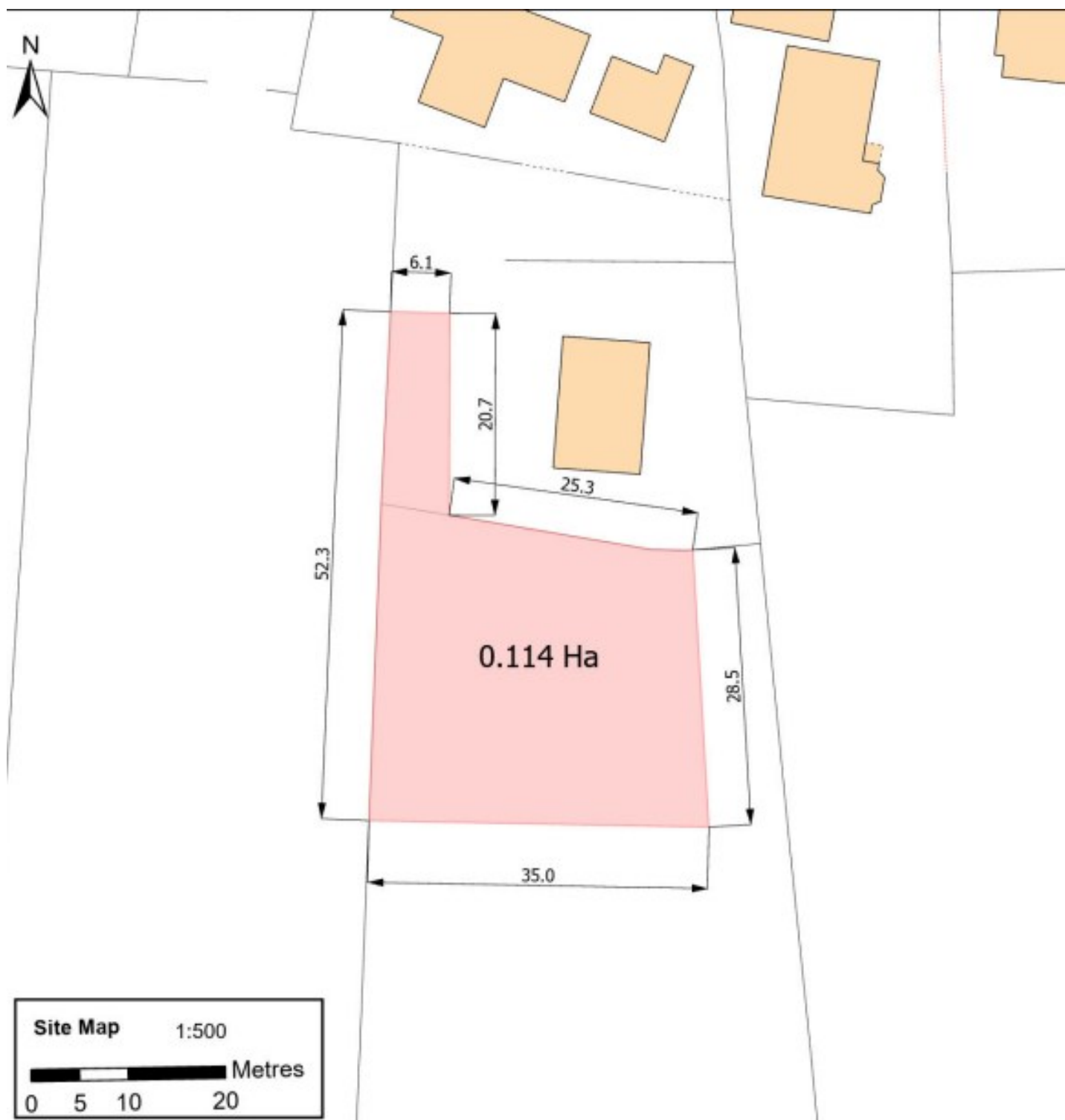
In addition, there is legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose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

## Offers in the region of £85,000







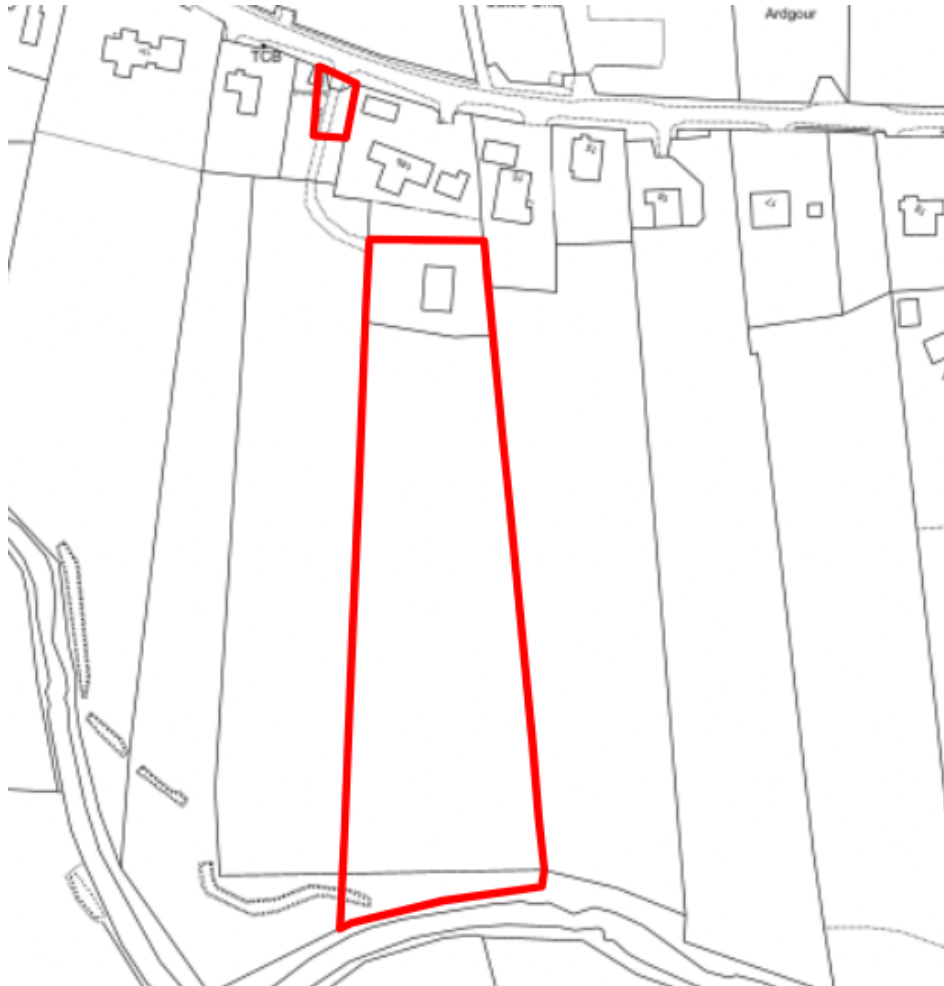


**Decrofted House Site**

## ***Planning Documents & De-crofting Direction available upon request.***

### **Directions**

Travel out of Stornoway town centre passing the Western Isles Hospital and carrying on passed Laxdale School, take the first turning on the left hand side sign posted for Benside. Continue along the road and the access for the croft is after the sixth property on the left handside.



**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

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