



**MURCHISON LAW**  
SOLICITORS AND ESTATE AGENTS

71 & 75 Coldbackie, Tongue,  
Lairg, Sutherland IV27 4XP





## DESCRIPTION

A croft tenancy of 5.02 hectares (12.4 acres) with an agricultural shed located in the delightful hamlet of Coldbackie on the north Sutherland coast. The croft tenancy also has a share in Tongue District Common Grazings. The croft has been used mainly for grazings livestock, although the part between the shed and the fence closest to the sea has been used to take a crop of haylage. The croft enjoys a spectacular location looking over Tongue Bay and presents a fantastic lifestyle opportunity for someone looking to enter crofting. Pre application advice supportive of the development of a house next to the existing shed has been given by Highland Council and can be made available upon enquiry. Being located as close as it is to the North Coast 500 route there are plentiful opportunities to also put the croft to diversified, alternative uses, subject to appropriate consents being obtained.

## LOCATION

Coldbackie is located on the North Sutherland coastline. The croft is on the North Coast 500 route and is approximately 2.5 miles from Tongue, the nearest village where there is a local shop, hotel medical surgery and



primary school. The local secondary school is in Bettyhill, 11 miles to the east. The nearest supermarkets are in Thurso (46 miles to the east) or in Tain, 62 miles to the South. Inverness is 86 miles to the south.

## SERVICES

There are currently no utilities connection serving the croft or shed, but a public water supply is at the roadside and an electricity supply is also close by.

## GRANT ASSISTANCE & CROFTING

The lot offered for sale comprises land which forms a tenanted croft registered on the Crofting Commission's Register of Crofts under number S1986 and is registered on the Register of Crofts under number C627. A full plan of the croft can be viewed online at <http://www.crofts.ros.gov.uk/register/viewcroft?ID=C627>

The purchaser will require to be registered with the



Crofting Commission as the new tenant. Potential purchasers should take all necessary steps to satisfy themselves what that will entail. The purchaser will require to comply with the statutory duties upon crofters, chiefly that they live on the croft or within 32km of it, the croft is put to a crofting purposeful use and the croft is not misused or neglected. In addition there is a legal requirement to return an Annual Notice to the Crofting Commission, stating whether the duties are being adhered to. Failure to return the notice is a criminal offence. Failure to comply with the duties may result in the purchaser losing the croft or losing the right to use it. Further details can be found at <https://www.crofting.scotland.gov.uk/crofters-duties>

No decrofting direction has been applied for. The whole of what is offered for sale is held in tenancy from Sutherland Estates. The passing rent is currently £27 per year, although a purchaser might expect that to be reviewed. That the land is held in tenancy means no part of the property is mortgageable.

Potential purchasers are advised to make their own enquiry of the Crofting Commission /SGRPID to ascertain what grant or other assistance could be available.

### **POSTCODE**

IV27 4XP

### **EPC RATING**

Not applicable.

### **VIEWING**

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

### **ENTRY**

By negotiation.

### **LOCAL AREA**

Primary School, local shop, medical surgery – Tongue – 2.5 miles

Shop and secondary school – Bettyhill – 11 miles

Supermarket & vet, railway station – Thurso – 46 miles

Abattoir – Dingwall – 78 miles

Airport, Shops, District General Hospital – Inverness – 90 miles

### **DIRECTIONS**

By road, from Tongue take the A836 east towards Thurso to Coldbackie. The croft is on the left hand side of the road, facing north west. Using the App What3Words the location is: “ideal.evoke.digestion”.

### **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.bevem 01





