

# CROFT 36 BACK, ISLE OF LEWIS

Ken Macdonald & Co. Lawyers & Estate Agents



## **Description**

Ken MacDonald & Co are pleased to present to the market this bare land croft and apportionment extending to approximately 2.63 acres located in the highly desirable village of Back. The area of land offers prospective purchasers with the perfect opportunity to build and design their own home from the ground up. There are services nearby.

There are distant sea views of Gress beach which is popular for sea swimming, ideal for dog walks and general enjoyment of the outdoors, it is located just a short driveaway. A small community shop, garage, hairdressers and coffee shop can be found a mere 20 minute walk.

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 £35,000**



## Directions

Travelling out of Stornoway town centre passing the Western Isles hospital take the second turning to your right hand side after Laxdale School. Follow the roadway for approximately 6 miles until you reach the village of Back. After the filling station at Back take the fourth left turn. Continue down this road for approximately 1/2 mile until you reach the property signposted as 34 Back. Croft 36 Back is the second croft after this property.



**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.