



MURCHISON LAW
SOLICITORS AND ESTATE AGENTS

**CROFT 122 POLGLASS, ACHILTIBUIE,
ULLAPOOL IV26 2YH**



DESCRIPTION

Croft 122 Polglass is tenanted croft of 2.1 hectares (approx. 5.2 acres) in a spectacular south facing location looking on to the outer reaches of Loch Broom and towards the Summer Isles. The croft is suitable for grazing and could be developed for other purposes. Within a short distance from the public road are the remains of a former croft house, impressively formed from local stone. Pre planning advice obtained by the present crofting tenant indicates Highland Council would favourably consider an application for planning consent for development of the site of the former building into a new home. This croft really affords

the opportunity for the new owner to make their own mark. The croft comes with a share in the local common grazings too.

LOCATION

The croft sits in the small township of Polglass on the coastal road leading from Achiltibuie. The local primary school is within a five minute's walk and the local shop is a few minute's drive. The area has an active crofting community. The nearest supermarket, secondary school and other amenities are at Ullapool, 25 miles to the South. The capital of the Highlands, Inverness, is approximately two hours' drive to the south.



GRANT ASSISTANCE & CROFTING

The croft offered for sale comprises a tenanted croft registered on the Crofting Commission's Register of Crofts under number R2619 and on the Register of Crofts under reference number C8577. A full plan of the croft can be viewed at

<https://www.crofts.ros.gov.uk/register/viewcroft?ID=C8557>

The seller also has a share in the Achiltibuie, Achabraighe, Ach-An-Inbher, Achduart, Achlochan & Achnacarnan Common Grazings, with the souming being 21 sheep.

Potential purchasers will require to satisfy themselves that they comply with the statutory dues upon crofters, chiefly that they live on the croft or within 32kms of it and the croft is put to a crofting purposeful use. Further details can be found at <https://www.crofting.scotland.gov.uk/crofters-dues>.

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

The current rent is £5.96 per year. The landlord may review that when there is a new tenant.

POSTCODE

IV26 2YH

DIRECTIONS

From the A835 at the Drumrunie junction take the road signed for Achiltibuie. Continue on this road to Achiltibuie and on entering the village keep straight on. The croft is on the right (seaward side) of the road, just after the primary school. Using What3Words the location is: "corn.tasty.happening".

VIEWING

The croft is open and can be viewed readily without prior appointment.

LOCAL AREA

Coastline – within 0.25 mile

Primary School, – Achiltibuie – 0.25 mile

Vet, Supermarket, builders merchant,

secondary school, – Ullapool – 25 miles

Airport, Shops, District General Hospital –

Inverness – 81 miles

ENTRY

Following approval of the incoming crofting tenant by the Crofting Commission.

NEXT STEP

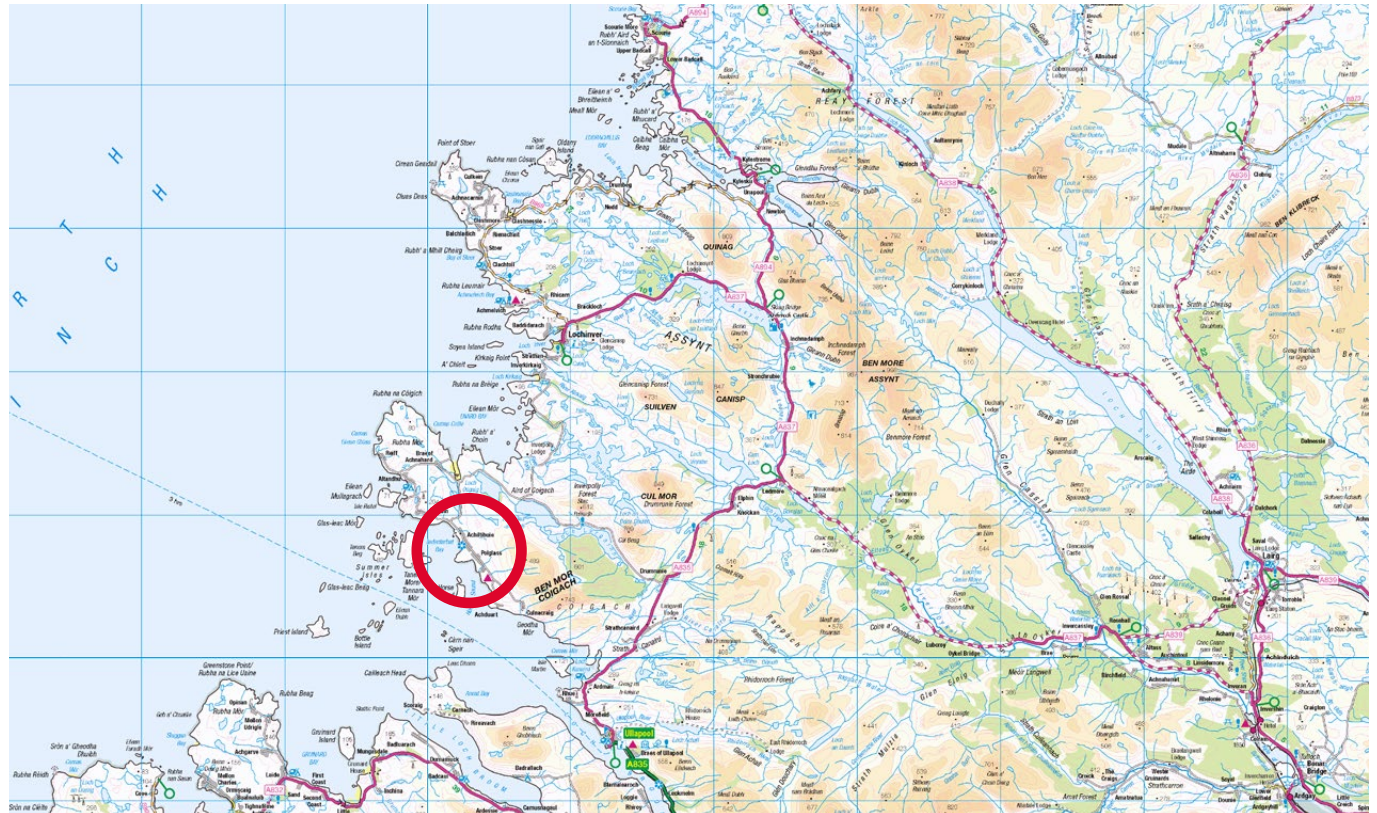
Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date which may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

REFERENCE: RMM.THORM02 01

DISCLAIMER

These particulars, although believed to be correct, are not guaranteed. Any photographs used are purely illustrative. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale. The locations of potential buildings on the croft shown on the plan are indicative only.





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