

# Croft for Sale

51/74/89 & 123 STRATHY EAST, SUTHERLAND, HIGHLAND, KW14 7RZ



*An owned croft in Strathy East, Sutherland extending to approximately 6.65 hectares*



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# PROPERTY AND LAND

The sale comprises an owned croft in Strathy East, Sutherland extending to approximately 6.65 hectares, with an associated share in the Strathy East, Strathy West and Baligill Common Grazings. There is a ruinous dwelling house on the croft in a particularly good location with views overlooking the valley as well as being close to water and electricity which would afford the new owner the opportunity to build a dwelling house to their specifications, subject to planning permission.

The Crofting Commission Number, Crofting Register Number and Deemed Croft Registration Number for the croft are given in the table below:

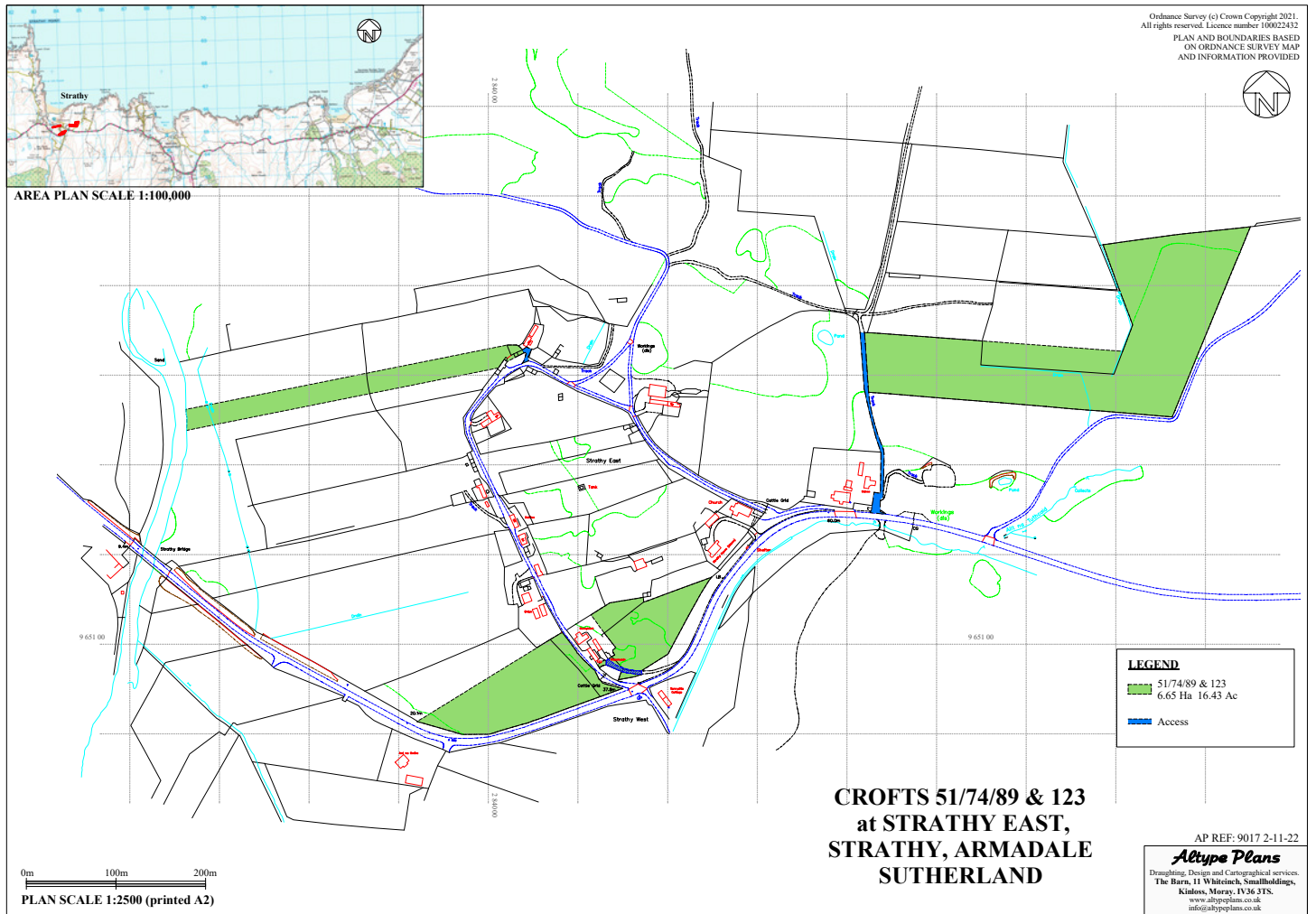
Croft	Crofting Commission No.	Crofting Register No.	Deemed Croft Registration No.
51/74/89/123	S1306	C357	S2733

A 'Deemed croft' is the Common Grazing share associated with the owned croft which remains held in tenancy.





The location of the croft land within Strathy East is provided in the following diagram.







A crofter of a bare land croft (one without a suitable house on it already) has the right to build a house on their croft, subject to planning permission and the Scottish Government's 'Croft House Grant' Scheme provides grants for crofters to build new homes as well as to improve and maintain the standards of crofter housing; a new house grant, and a rebuilding and improvement grant are 40% of the cost up to a maximum of £38,000 in a high priority geographical area such as Sutherland.

In addition, the Crofting Agricultural Grants (Scotland) Scheme provides grants for the erection and improvement of agricultural buildings and the provision of fences, hedges, walls, gates and the improvement of amenities.



The land situated in the valley running toward the river is good arable land suitable for growing a variety of crops. There is also sufficient land available to afford the opportunity to create areas of native woodland for carbon capture or carbon credits. Woodland Creation Grants which are available can provide payments of up to £3,600 per hectare for initial planting and £624 per hectare annual maintenance payment for five years with the Native Broadleaves in Northern and Western Isles Scheme.

The croft also has a share in the 952 hectares of open moorland associated with the Strathy East, Strathy West and Baligill Common Grazings.

In addition, the owner should be entitled to an annual compensation payment associated with the lease agreement with SSE Renewables associated with the access road to Strathy North Wind Farm.





# VIEWING

Interested parties are welcome to view the croft unaccompanied.

Additional information on accessing fields, field areas and maps can be obtained by contacting McEwan Fraser Legal.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to potential uses or size, such information is given in good faith. Prospective buyers should however make their own enquiries into such matters prior to final purchase.

Any maps or plans provided are based on the Ordnance Survey and crofting commission and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed.

The buyer(s) shall be deemed to have satisfied himself/themselves and their solicitor as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation.



# THE LOCATION

Strathy is a peaceful rural community situated in Sutherland on the North Coast of the Scottish mainland on the route of The North Coast 500.







The town of Thurso is less than 30 minutes drive along the A836 which is a good single carriageway road. A range of amenities are provided in the town including several supermarkets and the town is close to the Scrabster Ferry Terminal which provides a regular ferry service to Orkney. There is also a post office and shop available in the village of Portskerra 3 miles to the east.

The property is situated within walking distance of the beautiful award winning beach at Strathy Bay and the cliffs at Baligill Head with far reaching views across the Pentland Firth to the Orkney Islands. At Strathy Point the cliff tops around the lighthouse provide dramatic views along the whole of the Northern coastline and the mountains of Ben Loyal and Ben Hope to the west.



**McEwan Fraser Legal**

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