



## 2 Crofts at Reidbreac, Bonar Bridge, Sutherland

Offers over £95,000 are invited



### Land

The tenancies of these 2 registered crofts (Croft 102 & 103 Airdens and Croft Airdens) are offered for sale as a single unit. The inbye land extends to 221 acres or thereby, plus a quarter share in the Airdens Common Grazings (which extends in total to 1,160 acres or thereby). The inbye land is a mixture of grazing and rougher grazing land, some of which has been ploughed for cultivation in the past. The crofts would be ideal for those looking to operate an agricultural and / or forestry unit, and prospective purchasers will be interested to know that they may be eligible for financial assistance through the Crofting Counties Agricultural Grants system.

### House and other Permanent Improvements

The tenancies include, as crofter's permanent improvements, a dwelling house dating from the 1950s which, although requiring complete renovation, is connected to water, electricity and telephone services. Drainage is by way of septic tank and soakaway. There are also various substantial stone outbuildings and the former croft house, dating from the late 1800s and itself offering potential for renovation.

A Decrofting Direction has been obtained in respect of the area of the 1950s croft house and garden ground, extending to 0.224 ha. However this area has not been purchased and therefore remains part of the croft unless and until the incoming purchaser exercises their right to purchase that area.

The land is regulated under the Crofters (Scotland) Act 1993, meaning (amongst other things) that the consent of the Crofting Commission (the Government regulator – [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)) to the assignation of the tenancy is required. Prospective tenants are encouraged to obtain legal advice at an early stage from a solicitor experienced in crofting legislation.

### Location

Airdens is situated in an elevated position approximately 4 miles from the village of Bonar Bridge on the Loch Buidhe road, with distant views to Ben Wyvis. Access to the croft is by way of a single track road.

Bonar Bridge itself has several shops, a golf course, a primary school, medical centre and new hospital. Secondary education can be found at Tain Royal Academy, Golspie High School, or Dornoch Academy.

The nearest livestock market is in the village of Lairg, some ten miles from Bonar Bridge; Tain is around 14 miles from Bonar Bridge and has a wider selection of shops and restaurants and Inverness, the Highland Capital, is around 40 miles away.

### Entry

Negotiable.

### Contact

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### Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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