



Poolewe 25 miles

Inverness 50 miles

CROFT ASSIGNATION

ANANCUAN, KINLOCHEWE

An excellent opportunity to acquire a crofting tenancy extending to 1.59 acres (0.643 hectares) or thereby in the village of Kinlochewe, Highland.

Offers invited in excess of £60,000.

DIRECTIONS

Travel north on the A9 from Inverness towards Tore. At the Tore roundabout, take the second exit towards Garve on the A835. Approximately one mile after Garve, take the left turn towards Achnasheen on the A832. At the roundabout, take the second exit on the A832 and continue on to Kinlochewe.

In the village of Kinlochewe, turn right immediately after the Post Office on to a private road/track. At the end of the row of cottages, there is a field gate leading to the croft.

GENERAL OVERVIEW AND AMENITIES

The croft land extends to 1.59 acres (0.643 hectares) or thereby and is entirely down to grass. The land is flat and there are no buildings on the land, but there may be an opportunity to build a croft house with grant assistance, subject to all relevant consents and approvals. The land is fenced on all sides, with a gate at the southern entrance.

The croft sits within the picturesque village of Kinlochewe and to the west of the Beinn Eighe National Nature Reserve. The site enjoys fantastic views over the dramatic mountain scenery associated with the west of Scotland.

Local amenities include a village shop, Post Office, petrol station, primary school, hotel, cafe and numerous bed and breakfast accommodation. Further services are available in Gairloch and Lochcarron, whilst Inverness provides all the facilities of a major town, including an international airport and rail links throughout the UK.

ACCESS

Access can be taken via a short section of shared private road/track from the south leading from the A832 to the croft.

CROFTING INFORMATION

There are no common grazing shares included within the assignation.

Assignations of crofting tenancies require the approval of the Crofting Commission. Those unfamiliar with crofting should seek advice from their solicitor or the Crofting Commission.

Details of rent payable for the crofting tenancy can be provided upon request.

SERVICES

The site is currently unserviced, although it is understood that mains electricity and water is located nearby.

It will be the responsibility of the assignee to connect services to the croft, if required, and interested parties should make their own enquiries to the relevant authorities concerning connections to these services.

POSTCODE

The postcode for the property is IV22 2PA.

LOCAL AUTHORITY

The Highland Council
Glenurquhart Road
Inverness IV3 5NX

Tel: 01349 886606
www.highland.gov.uk

VIEWING

Interested parties may view the site by prior arrangement with Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

ENTRY

Early entry to the site will be granted at a date to be mutually agreed with the vendors.

OFFERS

Offers in excess of £60,000 (SIXTY THOUSAND POUNDS) sterling are sought for the site.

Offers should be submitted in formal Scottish legal terms to Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying on email.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering regulations and checks against the intended purchaser or nominee, along with any other documentation which may be required to support conditional offers submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
Fax 01343 890222



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IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- c) no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

JP/CM 3625 - Date Amended 10th February 2020