



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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Croft Assignation at 9 Glen Bernisdale, Skeabost Bridge, Isle of Skye IV51 9NP.

Offers Over £75,000

6.61 Acres or thereby to be confirmed by title deed Croft Tenancy

Shares in Common Grazing

Planning Previously Granted for the Erection of a Dwelling House



Details:

9 Glen Bernisdale is a sizeable croft tenancy extending to 6.61 acres or thereby (to be confirmed by title deeds) located in Glen Bernisdale, Skeabost Bridge, with widespread views over the surrounding croft land.

The subjects on offer is a sizeable croft tenancy extending to 6.61 acres (2.676 hectares) or thereby (to be confirmed by title deeds) located in the friendly crofting township of Glen Bernisdale located approximately 6 miles from Portree. The croft comes with a half share in the Bernisdale, Mains, Glen, Woodlands & Park common grazings. The croft is split in two parts by the township road, access to the upper part is accessed directly from the township road via a shared access track.

Please note the de-crofted area shaded green on the plan is NOT Included in the sale.

9 Glen Bernisdale offers a rare opportunity to acquire a generous portion of croft land located close to Portree and would be of interest to anyone interested in crofting or horticulture.

Planning Permission:

Planning permission in principle has previously been granted for the erection of a dwelling house formation of access, installation of septic tank and soakaway. Full details are available on request. Planning was granted on 10th June 2019 and has recently lapsed. All documents can be viewed on the Highland Council Website www.highland.gov.uk, using the planning reference number 19/01664/PIP. Interested parties may also wish to contact planning direct at Dingwall office. Telephone 01349 868600.

Crofting

All assignments of crofting tenancies require the approval of the Crofting Commission. Further information on Crofting can be found by contacting the Crofting Commission or visiting www.crofting.scotland.gov.uk Tel: 01463 663450



Location:

Glen Bernisdale is a friendly crofting township located some 6 miles north of Portree, the Islands capital. Portree is a busy and vibrant town offering a range of facilities and services such as supermarkets, shops, hotels, restaurants, leisure facilities, a library, a cottage hospital and modern medical centre and both primary and secondary schooling. Skeabost House Hotel offering food and a 'local' within walking distance together with a 9 hole golf course. Located in the centre of the Isle of Skye, Skeabost Bridge is the ideal base for exploring the rest of the island. The property is also located on the regular bus service between Portree and Dunvegan.

Entry: By mutual agreement.

Services:

Mains water and electricity are believed to be close by. It is the responsibility of the purchaser to check that all services will be granted and satisfy for themselves that they meet their own personal requirements.

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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