



Croft Tenancy, 1 & 11 Badcaul, Dundonnell, IV23 2QY

Offers Around £120,000

Croft tenancy with a share of the common grazing extending to approx. 17.3 acres situated in the picturesque village of Badcaul on the shores of Little Loch Broom with views of the loch and Beinn Ghobhlach.

- **Croft 1 & 11**
- Approx 17.3 acres
- 7 Hectares
- Commission No. R2484
- Croft Registration No. C9781
- Offers Around £120,000



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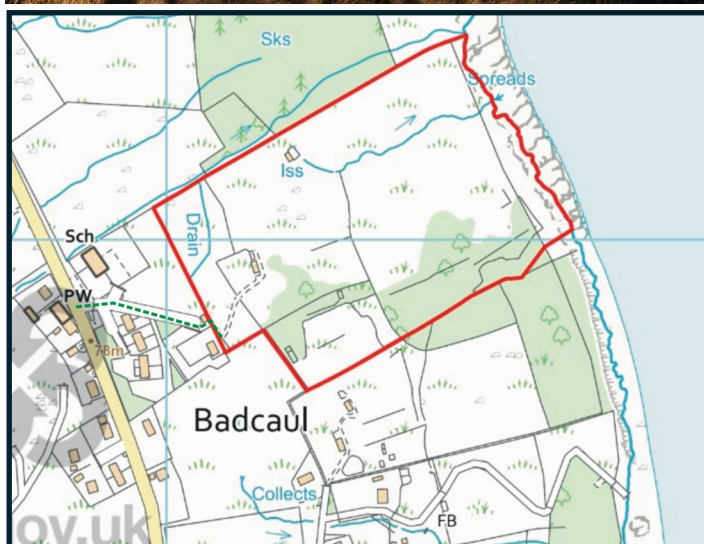
A croft tenancy is an agricultural unit which is located in one of the crofting counties or specially designated areas usually consisting of a small area of land plus grazing rights in an area of common grazings shared with a number of other crofts in the local area. More detailed information regarding crofting regulations can be found by going on to www.crofting.scotland.gov.uk or www.crofting.org and Crofters (Scotland) Act 1993 schedule 2.

Badcaul is in a stunning rural area of scattered crofts and houses. The land extends from the road in the village of Badcaul to the shore of Little loch Broom and enjoys wonderful views across the loch and to Beinn Ghobhlach beyond. The croft land for sale extends to approx. 7 hectares (17.3 acres) in total.

Access to the croft is shown by the green dotted line on the plan, the croft is outlined in red. There is no planning permission on the croft.

Directions: Travelling west on the A835, turn left at the Braemore Junction on to the A832, continue for 18 miles. Turn right into the village of Badcaul then right again by the school over the cattle grid. Access near the Scottish Water building.

What3Words **///cabbies.miles.request**



To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

or Email: property@middletonross.co.uk.

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.



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