


# middleton ross & arnot



Croft Tenancy, 28 Melvaig, Gairloch, IV21 2DZ



Croft tenancy which extends to 6½ acres on the coastline at Melvaig which is 9½ miles from Gairloch.

The land is suitable for rough grazing.

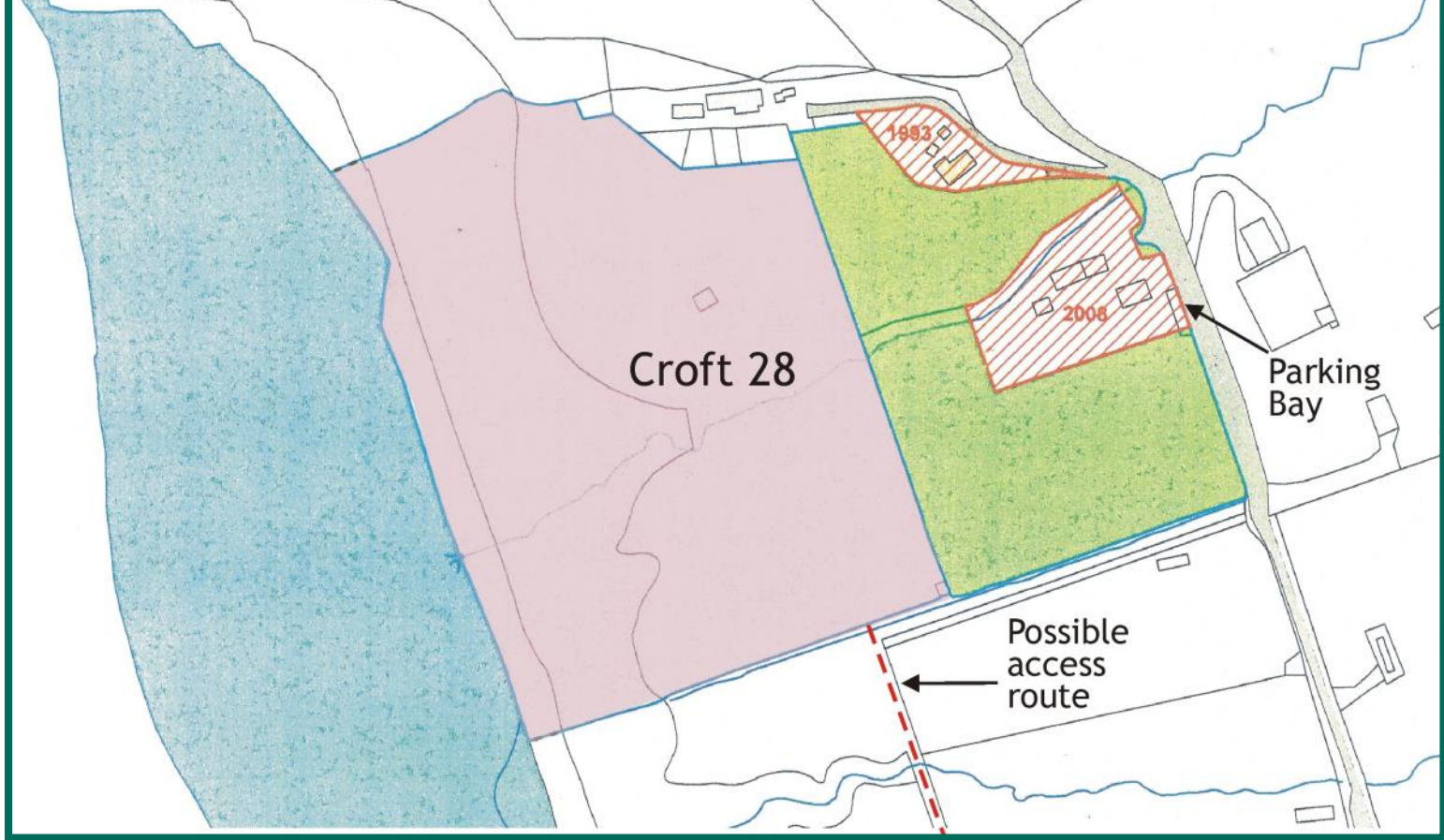
**Offers Over £35,000**

01349 865125  
property@middletonross.co.uk  
www.middletonross.co.uk



Ref: 10





A croft tenancy is a small agricultural unit which is located in one of the crofting counties or other 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 information regarding crofting regulations can be found at [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk) or [www.crofting.org](http://www.crofting.org)

Melvaig is a rural coastal area of scattered houses and crofts which is 9½ miles from the village of Gairloch. The croft land for sale extends to 6½ acres and is predominantly used for rough grazing. The access is currently limited but could be gained by extending an existing road with a neighbours permission. Along with the crofting tenancy there is also a share in the common grazing. There are no services to the land and there is no planning permission.

Directions: Travelling west on the A835, turn left onto the A832 just after Garve. Continue along this route until you reach Gairloch, turn left just after McColl's shop onto the B8021, the site is approx. 9½ miles along this road. There is a parking bay for five cars on the left hand side, the bay overlooks the croft which is shaded pink as indicated in the plan above.

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

Mon to Thur 9am - 5pm & Friday 9am - 4.30pm

or Email: [property@middletonross.co.uk](mailto: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.

The mention of services does not imply that they are in full and efficient working order.