

***CROFT 15 ACHNAIRN,
LAIRG, SUTHERLAND, IV27 4DN***
***(INCORPORATING CROFTS 12 ACHNAIRN
AND 23 ACHFRISH, LAIRG AFORESAID)***



For sale by private treaty by assignation of tenancy (with possible option to purchase and decroft the house site and garden ground) a combined holding of three tenanted crofts lying in the Township of Lairg and Highland County area of Sutherland. These units have been combined into a well maintained farm simply utilised for sheep and cattle pasture and feeding and presently support a prize winning herd.

Purchasers should note that none of the farm machinery is included in the sale and none of the stock. All these items are being sold separately and any purchaser will need to have his own machinery and re-stock as required. A Home Report in respect of the House and garden ground only is available. The House Site and garden ground are valued at £160,000 but are not for separate sale.

Offers over £375,000 in Scots legal form are invited.

HSPC Ref No: 42722

THE LAND COMPRISES:-

15 ACHNAIRN:-

30.04 hectares or thereby comprising 5.39 hectares of good agricultural land, 10.21 hectares of marginal agricultural land in need of drainage and 0.33 hectares comprising buildings and roadways etc. There is a 14.11 hectare apportionment which is in need of draining with sporadic pasture which would only carry a few cattle and sheep in its present state.



12 ACHNAIRN:-

69.42 hectares or thereby comprising 18.51 hectares of good agricultural land which is well farmed and capable of growing good silage, crops and ample grazing, with two apportionments of 19.49 hectares and 31.42 hectares respectively which have not been used to potential but would be of use for short periods to relieve the better land.

23 ACHFRISH:-

32.21 hectares or thereby comprising 5.82 hectares of good agricultural land, 10.25 hectares of marginal land and 16.14 hectares of apportionment, the latter in need of drainage, which can only provide grazing for a few cattle and sheep for short break periods.

All the above hectarages are approximate and taken from a combination of sources including IACS, a valuation by Dingwall and Highland Marts Limited and Crofters Commission records.

All the crofts have shares in the Shinness Common Grazings and participate in the Shinness Common Grazings Crofter Forestry Scheme. The holding also has a 3/28th shares in the local Sheep Stock Club.

Entries in the Register of Crofts for each of the three crofts can be provided if required.

DWELLINGHOUSE:-

The dwellinghouse is located on 15 Achnairn and is surrounded by its garden ground.

The Accommodation comprises:- Entrance porch, hall, lounge, sittingroom/study, kitchen, 3 bedrooms, bathroom, rear hall and cloakroom. In the garden ground there is a garage and porto cabin.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH:

2.06M X 2.92M

Quarry tile floor, UPVC double glazing including door to garden, double power point, 15 pane glazed inner door to hall.

HALL:

2.80M X 3.26M

ON THE "L"

Storage cupboard understairs, stairs to upper storey, radiator.



LOUNGE:

4.28M X 4.12M

TV point, Fyfestone fireplace with open fire with slate hearth and wood mantel, built in cupboard with shelves, 3 double power points, radiator.



KITCHEN: 4.35M X 4.45M (OVERALL AND LONGEST MEASUREMENTS)

The kitchen is formed in two bays and has a vinyl floor and partial tiling, 3 single lead glass fronted, one x 3 shelf open, one double and one 4 single wall units, extractor fan, 2 double and one single floor units, sink with single drainer and mixer tap, ample worktop space, oil fired Myson boiler, radiator, built in gas cooker and hob, plumbed for automatic washing machine and dryer (these utilities are excluded), central heating and hot water control unit, 4 double and one



single power points, telephone point, utility points, immersion heater, some pine panelling.

REAR HALL: **1.65M X 1.10M**

UPVC door to rear garden, pine panelling, loft access, vinyl floor.

CLOAKROOM: **1.42M X 1.64M**

WC, wash hand basin in unit, shelved storage cupboard, partial tiling.

Viewers should now return through the kitchen to the hall and proceed to the sittingroom/study

SITTINGROOM/STUDY: **4.10M X 3.05M**

TV point, built in shelving, cupboard, radiator, 3 double power points.

Viewers should now ascend the stairs to the landing:-

LANDING:

Loft access, smoke alarm, storage cupboard, Velux window, single power point.

BEDROOM 1: **3.44M X 3.42M**

Built in double wardrobes, slightly coombed ceiling, radiator, 2 double power points.

BEDROOM 2: **2.12M X 2.19M PLUS ENTRANCE AREA**

radiator, built in wardrobe cupboard, one double power point, slightly coombed ceiling.

BATHROOM: **1.88M X 2.20M**

White suite consisting of WC, wash hand basin in pine panelled unit and bath, storage cupboard, partial tiling, shower screen, Mira electric shower over bath, radiator.

BEDROOM 3: **3.40M X 3.26M**

This room has been used in the past for bed and breakfast, built in double wardrobe, hot water tank in separate cupboard, slightly coombed ceiling, radiator, 2 double power points, shelving.

GARDEN GROUND:

To the front there is a grassed area with a young monkey puzzle tree and a leylandia shelter belt. To the rear the garden is laid out with flower beds, herbaceous borders, lawns, gravel drive and parking area.

GARAGE: **5.50M X 3.44M**

Brick built with brick floor, power and light.

PORTO CABIN: **5M X 2.60M**

Panel heater, power, light, used for storage.

SERVICES:

Mains water; electricity and telephone services available subject to agreement with suppliers, septic tank drainage system, oil fired central heating, Calor gas for cooking.

OTHER FEATURES:

Planning Permission was applied for with regard to an extension and for refurbishment of the dwellinghouse and the plans can be made available if requested. Carpets and curtains included, extensive UPVC double glazing. Accounts can be made available to interested parties who note an interest through solicitors. As stated above in event it is required for security purposes the seller would consider the acquisition of the croft house site and garden ground

from the local Estate for its decrofting and transfer as an owned area with the assignation of the balance of the tenancy of the croft ground at 15 Achnairn.

OUTBUILDINGS:

15 ACHNAIRN:-

CATTLE SHED: **120' X 95'**

This recently built steel portal framed cattle shed has a fibre cement roof, concrete panel and Yorkshire boarded walls. The accommodation comprises 5 cattle pens with feed barriers, 2 calving pens with feed barriers, centre feed passage, concrete floor throughout, sliding doors at both ends.

CATTLE SHED: **60' X 30'**

Portal frame with fibre cement roof and concrete floor with lean-to covering concrete outside feed bath.



BULL PENS:

20' X 20'

Angle iron and wood supports, box profile, sheeted roof and top half of walls, concrete block lower walls.



CATTLE SHED:

50' X 60'

Steel pillars, wooden trusses, corrugated iron roof and walls, one quarter of floor concrete and the rest earthen.



CORRUGATED IRON STORAGE SHED:

12 ACHNAIRN

CATTLE SHED:

Portal frame with corrugated iron walls and roof, earthen floor.

STORAGE SHED:

Stone built with wood and corrugated iron roof.

There are also 2 byres, one stone built with wood and asbestos roof and concrete floor and another concrete block built with wood and asbestos roof and concrete floor.



There are no outbuildings on 23 Achrish.

LOCATION:

This holding is located on sloping ground overlooking Loch Shin to the Assynt mountains approximately five miles west of Lairg in Central Sutherland. The dwellinghouse and all buildings have direct access to a publicly adopted roadway. The Township of Lairg is the hub of Central Sutherland with annual sheep sales, crofter’s show and regular marts. The Township has its own railway station with rail connections to the north and the south and the road network links it with the west coast, north coast and east coast of Sutherland. Inverness, the Highland capital, is an easy day’s round trip away and the scenery of the area is accepted as being amongst the finest in Britain. Local services including primary school, bank, doctor’s surgery and Health Centre, local shops and Council Service



Point are all available in Lairg with further services and facilities being available in the coastal Townships of Brora, Golspie and Dornoch. Secondary education is catered for in Golspie or Dornoch. Inverness offers more comprehensive services including mainline train station, General Hospital and an airport.

VIEWING:

Strictly by appointment through the subscribers

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