



**MURCHISON LAW**  
SOLICITORS AND ESTATE AGENTS

1/ 2 of 4 Digg, Staffin, Isle of Skye, IV51 9LA

## DESCRIPTION

Offered for sale is owner occupied croft on the beautiful Isle of Skye. The croft land is almost all grazing and is in three distinct sections, laid out as strip croft. The total area of the croft is 1.491 hectares (3.68 acres.) The lowest section lies on the seaward side of the A855 and has breathtaking views over Staffin Bay and beyond to the hills of Wester Ross on the Scottish mainland. A burn bisects the middle section of the croft. The croft also has the benefit of planning consent in principle for the erection of a one dwellinghouse. Also included in the sale are two shares in the Digg Common Grazings and a share in Brogaig, Digg Glaspein and Sartle General Common Grazings

## LOCATION

The croft is located within the township of Digg, on the east side of the Trotternish peninsula on the northern end of the Isle of Skye. There is a well stocked village shop, local primary school churches and sea access all within 2 miles of the croft. The Island's capital, Portree, is 17 miles south where there are larger shops and the secondary school. Nearby are the popular tourist destinations of the Quirang and the Storr.

## GRANTS & CROFTING

The purchaser of the croft may be eligible for grant assistance under the appropriate applicable schemes at the time. Further enquiries can be made of the SGRPID. Purchasers should make their own enquiries of the Crofting Commission – Great Glen House, Leachkin Road, Inverness, Inverness-Shire, IV3 8NW. Telephone 01463 663439 – and the Farm Advisory Service (see: [www.fas.scot](http://www.fas.scot)) The Croft is registered with the Crofting Commission under number I2575. No decrofting direction has been applied for in respect of the site given planning consent in 2021.

## PLANNING CONSENT AND DEVELOPMENT

Planning Consent in principle for the erection of one and a half storey house on the highest part of the croft (see location plan) was issued by Highland Council under reference 20/02628/ PIP on 1 February 2021.

A public water supply is located on the croft and there is an overhead electricity cable traversing the croft too. Drainage will be to a private septic tank. No formal consents have been applied for, which shall be the responsibility of the Purchaser.

## DIRECTIONS

From Portree take the A855 heading north to Staffin. Continue north through Staffin. At Digg the croft should be identifiable from the for sale signs but if not turn left (west) at the bus shelter and the croft runs along the south side of that road.

## VIEWING

The croft land is open and can be viewed readily from the roadside.

## ENTRY

By mutual arrangement, although early entry is available.

## NEXT STEP

Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

## REFERENCE: RMM.

## DISCLAIMER

These particulars, although believed to be correct, are not guaranteed. Any photographs used are purely illustrative. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

