



Croft Tenancies, 6 and 8 Badcaul, Dundonnell, IV23 2QY

Offers Over £140,000

Two croft tenancies, one having outline planning extending to 9.7 acres situated in the picturesque village of Badcaul on the shores of Little Loch Broom with views of the loch and Beinn Ghobhlach. Can be sold together or separately.

- **Croft 6 (R2487)**
- 1.837 Hectares (4.53 Acres)
- With Outline Planning Permission
- Offers Over £70,000
- **Croft 8 (R2489)**
- 2.142 Hectares (5.29 Acres)
- Offers Over £70,000

Offer Been Accepted For Croft 8



01349 865125

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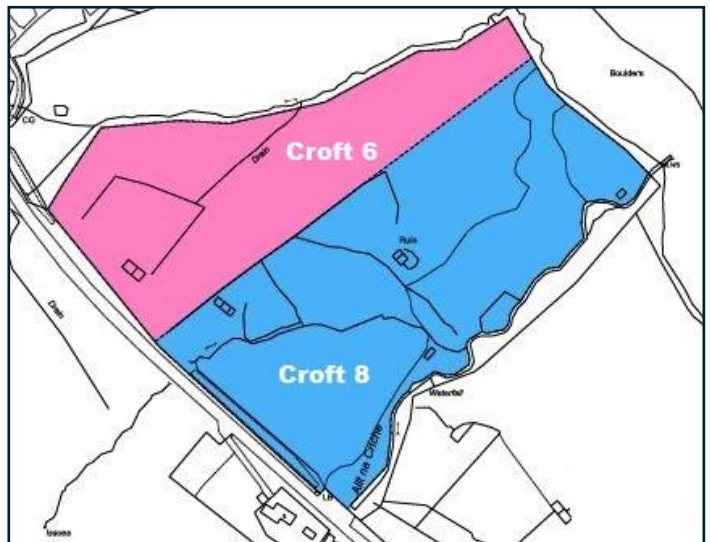
REF 34
HSPC 58826



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 information regarding crofting regulations can be found at www.crofting.scotland.gov.uk or www.crofting.org

Badcaul is in a stunning rural area of scattered crofts and houses. The land extends from the road 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 3.979 hectares (9.83 acres) in total and can be bought as one or can be split into two, both have a share the common grazing. Croft 6 has planning permission in principle to build a house where there is currently a ruin. Details of the planning can be found on the Highland Council website, search reference 19/01670/PIP. Croft 8 has access to the loch for sea fishing and yachting. We have received an offer for Croft 8 which has been accepted.

Directions: Travelling west on the A835, turn left at the Braemore Junction on to the A832, continue for 18 miles. When you see the sign for Badcaul there is a post box on the right, this is where Croft 8 begins.



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. Text 07774 419811

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 floor plans 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.

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