



**Croft 14 Badluarach, Loch Broom**  
Offers Over £65,000  
are invited



## Overview

The tenancy of this registered croft is offered for sale. The tenancy includes a substantial stone outbuilding, which is considered to be a crofter's permanent improvement. The croft extends to approximately 2.05 hectares (5.065 acres) and is offered with the benefit of planning permission in principle for the erection of a house and outbuilding.

The area in respect of which the planning permission in principle exists remains part of the croft (i.e. it has not been decrofted), which will allow any incoming tenant the opportunity to apply to the Croft House Grant Scheme, in terms of which they could be eligible for a £17,500 grant towards erecting their house. Crofters may also be eligible for financial assistance for agricultural improvements under the Crofting Counties Agricultural Grant Scheme.

The land is regulated under the Crofters (Scotland) Act 1993, meaning (amongst other things) that the consent of the Crofting Commission (the Government regulator – [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)) to the assignation of the tenancy is required. Prospective tenants are encouraged to obtain legal advice at an early stage from a solicitor experienced in crofting legislation.

## Location

The township of Badluarach is situated in Wester Ross, an area of the Scottish Highlands which is renowned for its mountains and wildlife. Croft 14 stretches from the single track public road down to Little Loch Broom, ensuring magnificent views in all directions. The passenger ferry to Scoraig departs a short distance further down the single track road.

The nearest shop is just a mile or so along the road in Durnamuck (Dundonnell Stores) and a wider range of shops including a butcher, post office, and garage, can be found in the village of Aultbea (16 miles away). The nearest supermarket is in Ullapool (33 miles), and there is a broad range of shops and services in Dingwall (54 miles, also where the livestock market is located) and Inverness, the Highland capital city (65 miles).

Primary schooling is provided at Badcaul Primary (2.5 miles) and while secondary education is at Ullapool High School (36 miles from Badluarach).

Mains drainage, water and electricity are adjacent to both sites. Connections will be the responsibility of the buyer.

## Entry Date

Negotiable.

## Contact

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## Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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