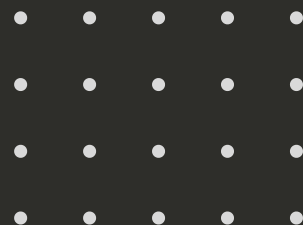




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

20-21 North Beach Street, Stornoway
Isle of Lewis, HS1 2XQ



CROFT FOR SALE

Croft Tenancy at 32 North Bragar Isle of Lewis

Enjoying far reaching views towards the Atlantic Ocean, we are pleased to bring to the market this attractive Croft Tenancy, extending to approximately 1.03 hectares (2.54 acres), together with three apportionments measuring 2.89 hectares (7.14 acres), 0.53 hectares (1.30 acres) and 0.75 hectares (1.85 acres) respectively.

Contact Us -

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The apportionments offer particularly attractive potential house sites with services nearby and each benefiting from excellent outlooks and a peaceful rural setting (subject to planning consents).

In contrast, the main croft provides high-quality grazing land, well suited to a range of agricultural uses.

This property presents an excellent opportunity for those seeking a blend of rural living, agricultural capability and the possibility of creating a home in an attractive coastal landscape. Services are located on or close to the apportionments, enhancing its practicality and appeal.

The property is conveniently situated close to a community centre, primary school and filling station, with a regular bus service to Stornoway - approximately 15.5 miles away - providing access to all town services and facilities.

Sale of Croft Tenancy subject to Crofting Commission approval.

Atlantic & Sea Loch Views



Croft



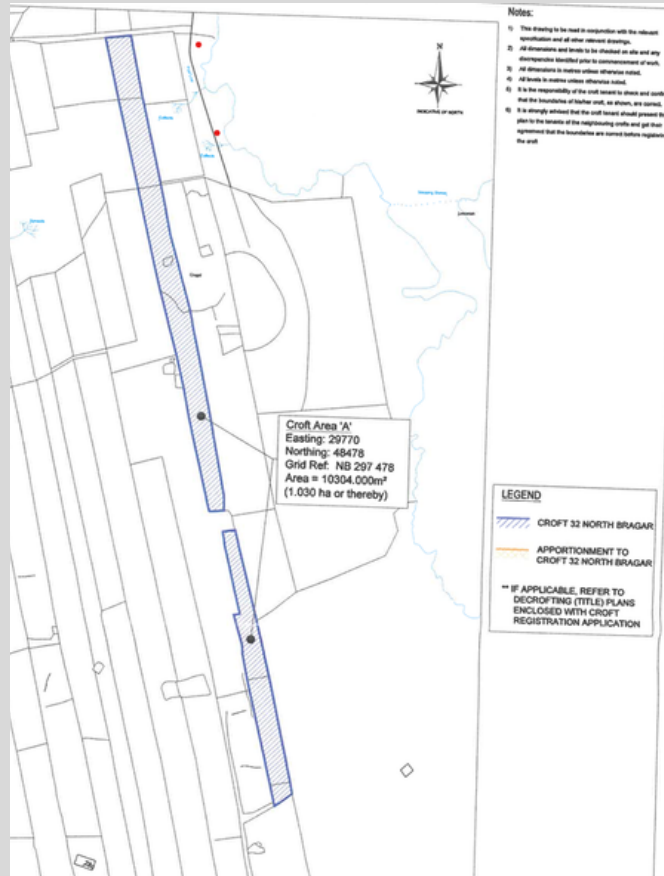
Apportionment 1



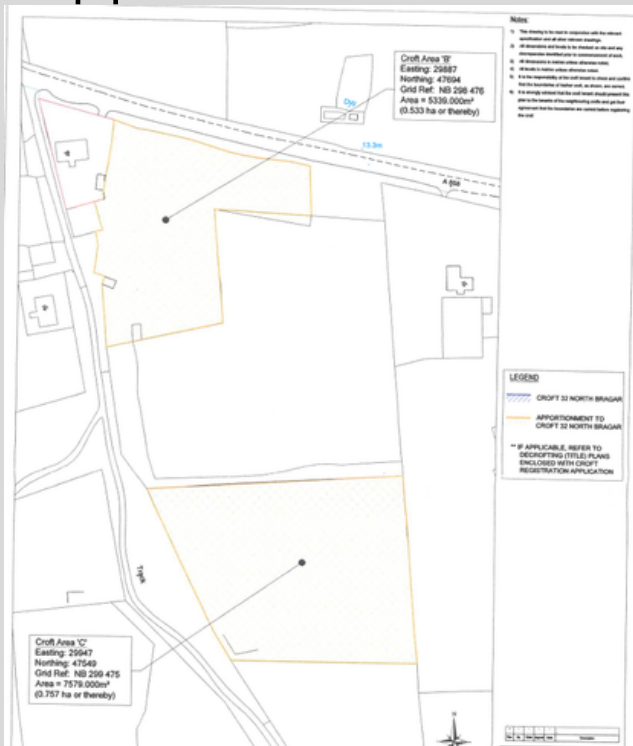
Apportionment 2



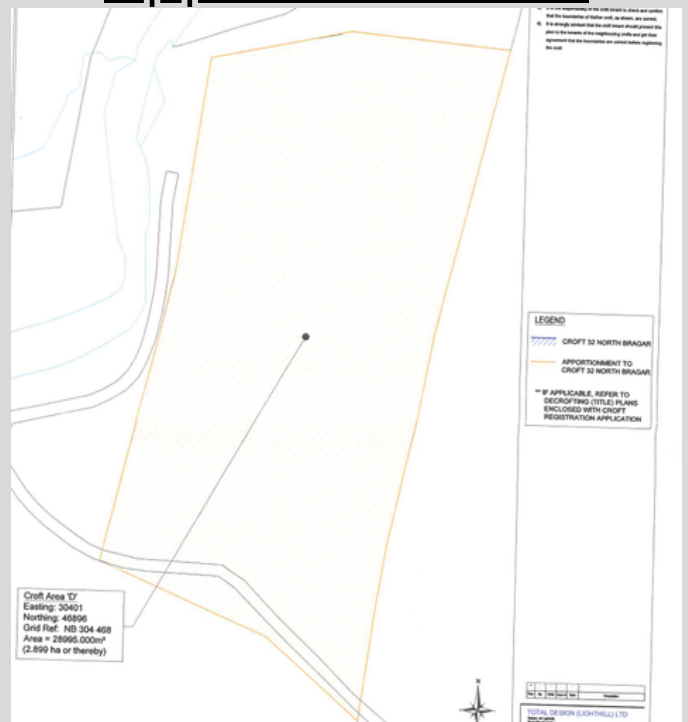
Croft



Apportionment 1 & 2



Apportionment 3



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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