

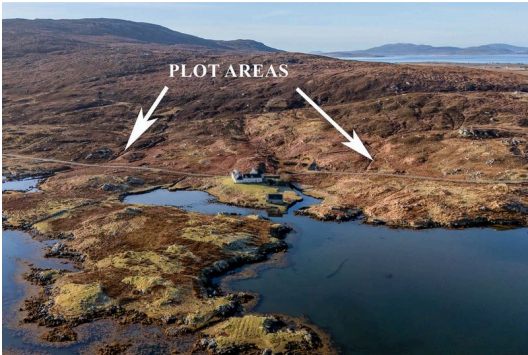
An aerial photograph of a coastal landscape on the Isle of South Uist. The foreground shows a body of water with a small, irregularly shaped island or peninsula. On this island, there are four distinct plots of land, each with a small building or structure. The surrounding terrain is hilly and covered in brown, scrubby vegetation. In the background, more hills and a distant coastline are visible under a clear blue sky.

## Four Plots and Croft

461 Lochboisdale, Isle Of South Uist, HS8 5UB

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# Property Description

461 South Lochboisdale offers a rare opportunity to acquire an owner-occupied croft extending to approximately 8.53 hectares together with four decrofted house sites, each enjoying loch views and generous proportions. The croft and plots are available either individually or as a whole, providing flexibility for a range of purchasers.

The house sites are located on the landward side of the township road and each benefits from detailed planning consent for an individually designed property, comprising a mix of two and three bedroom homes. Plot sizes range from approximately 0.123 Ha to 0.168 Ha. Full planning details are available on request.

The croft itself extends to approximately 8.53 hectares and is bisected by the township road, incorporating a small headland and offering direct access to the shore. This is an attractive and accessible croft with clear amenity value and potential for a variety of uses, subject to the relevant consents. Interested parties are advised to seek guidance from a solicitor with experience in crofting law.

The sale may be subject to the Seller reserving service rights, including private drainage.

## Croft Details

Crofting Register Number: C7087

Crofting Commission Number: I5361

## Planning

Detailed planning permission has been granted by Comhairle nan Eilean Siar (Ref: 22/00257 and 22/00258, dated 7 December 2022):

- Plot 1 – Single storey, two-bedroom dwelling (0.123 Ha)
- Plot 2 – 1½ storey, two-bedroom dwelling (0.123 Ha)
- Plot 3 – Single storey, two-bedroom dwelling (0.165 Ha)
- Plot 4 – 1½ storey, three-bedroom dwelling (0.168 Ha)



461 Lochboisdale, Isle Of South Uist, HS8 5UB

Offers Over £140,000

# Plans

Approximate Sale Area

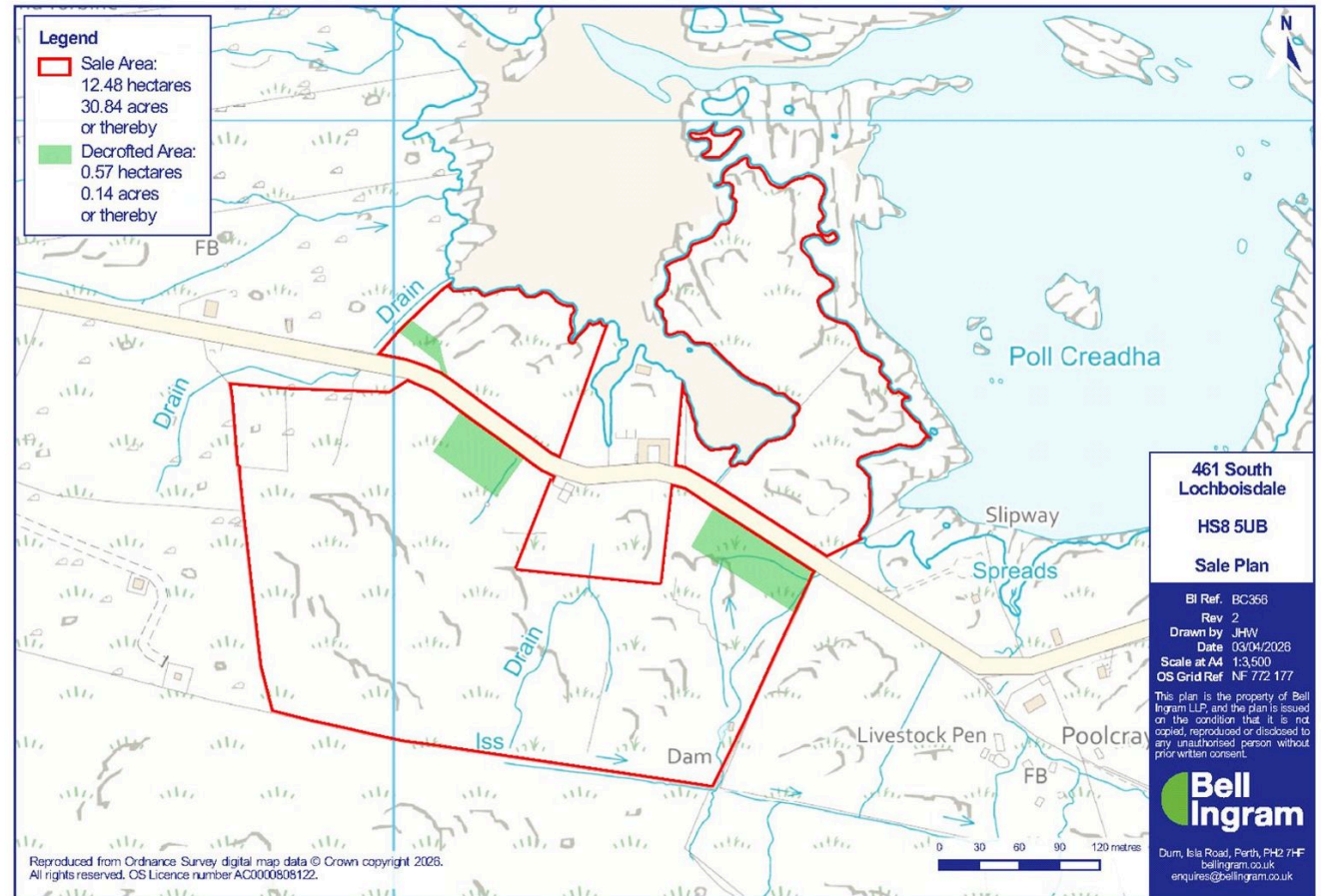
**30.84 acres**

## Location

South Lochboisdale is a small crofting township situated just off the B888, a short distance south of Daliburgh. Local amenities in Daliburgh include a hotel, shop, primary school, community hall and filling station. Further facilities are available in Lochboisdale, approximately 5 miles away, which also serves as the main ferry port for South Uist with regular sailings to Oban, Barra and Mallaig.

Benbecula lies to the north and provides secondary schooling, additional amenities and a small airport with regular mainland connections.

The wider Uists are renowned for their natural beauty, abundant wildlife and unspoilt sandy beaches along the west coast, all within easy reach.



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# Details

## Local Authority

Comhairle Nan Eilean Siar

## Tenure

Freehold

## Services & Additional Information

### Directions

From Daliburgh, head south on the B888 and take the left turn signposted South Lochboisdale. Follow the road and you will come to a large U-shaped property on the left. The croft extends on both sides of the road, with the house sites located on the landward side.

### Guide Prices

Offers in the region of £140,000 are invited for the whole

Offers over £30,000 are invited for each plot

Offers over £20,000 are invited for the croft

### Note

The sale is on behalf of Kenneth Pattullo, Trustee in sequestration. Sold as seen.

Enquire



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