



# The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## **Croft Tenancy 18 Roag, Dunvegan, Isle of Skye, IV55 8ZA. Offers Over £40,000**

6 Acres or thereby (to be confirmed by title deed)

Stunning rolling croft land, loch and mountain views

Located on both side of Township road

Ideal for those Interested In Crofting.



## Details:

An exciting opportunity to purchase a sizable croft tenancy extending to 6 acres or thereby (to be confirmed by title deeds) located in the beautiful small crofting township of Roag by Dunvegan with extensive rolling croft land views over Loch Vatten and out towards the Cuillin Mountain range.

The subjects on offer is a sizable croft tenancy extending to 6 acres or thereby (to be confirmed by title deeds) located in the delightful township of Roag near Dunvegan. The croft hosts areas on both sides of the township road with one being elevated and the other side rolling down to the shores of Loch Vatten. There are widespread views over rolling croft land and out to Loch Vatten with the Cuillins beyond. The croft has access from the township road via various gates and the boundary of the croft is clearly defined with fencing. Please note that the areas in green on the plan are de-crofted and these are not included in the sale.

18 Roag would provide a rare opportunity to acquire a generous portion of croft land in a wonderful location and would be of interest to anyone interested in crofting or horticulture.

## Crofting

All assignments of crofting tenancies require the approval of the Crofting Commission. Further information on Crofting can be found by contacting the Crofting Commis-

## Entry:

By mutual agreement.

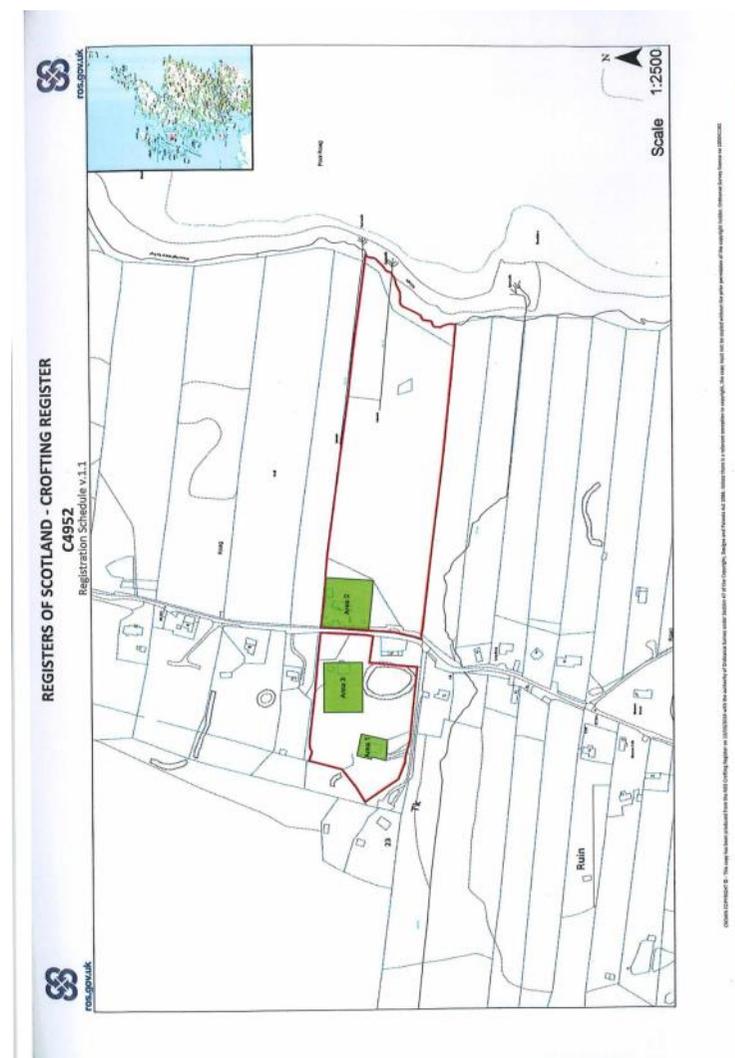
## Services:

Mains electricity and water is believed to be close by. Drainage will be by way of septic tank. It will be the responsibility of the purchasers to satisfy for themselves those services are available and meet with own requirements.

## Location

The beautiful crofting township of Roag is located some 3 miles from Dunvegan and the historic home of the Clan MacLeod at Dunvegan Castle. The village itself has good local services including shops, hotels, restaurants, a post office, modern medical centre and primary school. Secondary schooling is available from Portree, the island's capital some 23 miles away where you will find all the facilities you would expect of a thriving town. This area makes an ideal base for touring Skye as a whole.

**Directions:** From Portree take the A850 to Dunvegan. At the Dunvegan hotel turn left onto the A863 and carry on until you see a sign post for Roag. Take the junction on your right hand side. Follow this road for approximately 1 1/2 miles just before the neat corner the croft will be located down to the shore. With the upper section being up the small lane, turning right. If you get to the post box you have just gone too far.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the

## The Isle of Skye Estate Agency

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD