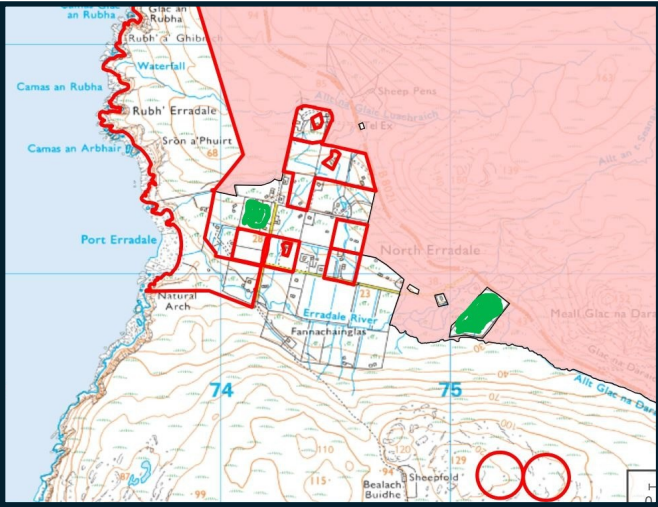


A croft tenancy is an agricultural unit which is located in one of the crofting counties or specially designated areas consisting of a small area of land plus grazing rights in an area of common grazing shared with a number of other crofts in the local area. More detailed information regarding crofting regulations can be found by going on to www.crofting.scotland.gov.uk or www.crofting.org and Crofters (Scotland) Act 1993 schedule 2.

North Erradale is a long-established crofting community where traditional Highland life continues to thrive. Surrounded by dramatic scenery, open moorland and a rugged coastline, the area provides an ideal setting for those wishing to establish a croft, enjoy a more self-sufficient lifestyle or simply experience the peace and beauty of the Highlands. Gairloch, with its shops, schooling and healthcare facilities, is within easy reach, whilst the surrounding countryside offers opportunities for outdoor recreation.

Directions: On turning onto A835 Ullapool road, at Garve turn left on A832 (sign posted Gairloch). In Gairloch immediately after the Co-op, turn left onto the B8021 Melvaig road, follow this road for 5.5 miles. At North Erradale turn left into the town ship, follow the road until the end, then turn right, after 0.1 mile 22 North Erradale is on your left.

What3Words [///lyrics.retrial.listening](https://www.what3words.com/lyrics.retrial.listening)



To arrange a viewing call Highland Homes on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
Email: property@highlandhomes.co.uk

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 floorplans 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@highlandhomes.co.uk.



Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



Croft Tenancy, 22 North Erradale, IV21 2DS

Offers Around £70,000

Croft tenancy with apportionment and a share of common grazing, situated in the picturesque village area of North Erradale with views across to the Isle of Harris.

- Croft 22 - 3.98 Acres
- Apportionment - 7.17 Acres
- Common Grazing
- Solid Weatherproof Byre in situ
- Commission No. R1512
- Offers Around £70,000

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Croft Tenancy, 22 North Erradale, IV21 2DS

Offers Over £70,000

Offering over 11 acres of croft and apportionment land, together with a traditional byre and a share in the common grazing, this croft is an exciting opportunity to establish your croft in the sought-after North Erradale township, just a short distance from Gairloch.

