

Land at Cunnister

YELL, SHETLAND ISLANDS, HIGHLAND, ZE2 9DG



SECLUDED 0.8 HECTARE SHETLAND
LAND WITH STUNNING VIEWS



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





A rare opportunity to acquire approximately 0.8 hectares of land in a secluded position within Cunnister on Yell. The land, located at Map Grid Reference HU 526 966, with the remainder of the croft registered with a separate crofter. The plot offered for sale is clearly defined and under separate ownership, with no rights or claims held by others. Prospective purchasers may apply to the Crofting Commission for a 'Division of Croft,' which, if approved, would establish the land as its own croft with a unique name and registration number, granting full crofting rights and associated entitlements.

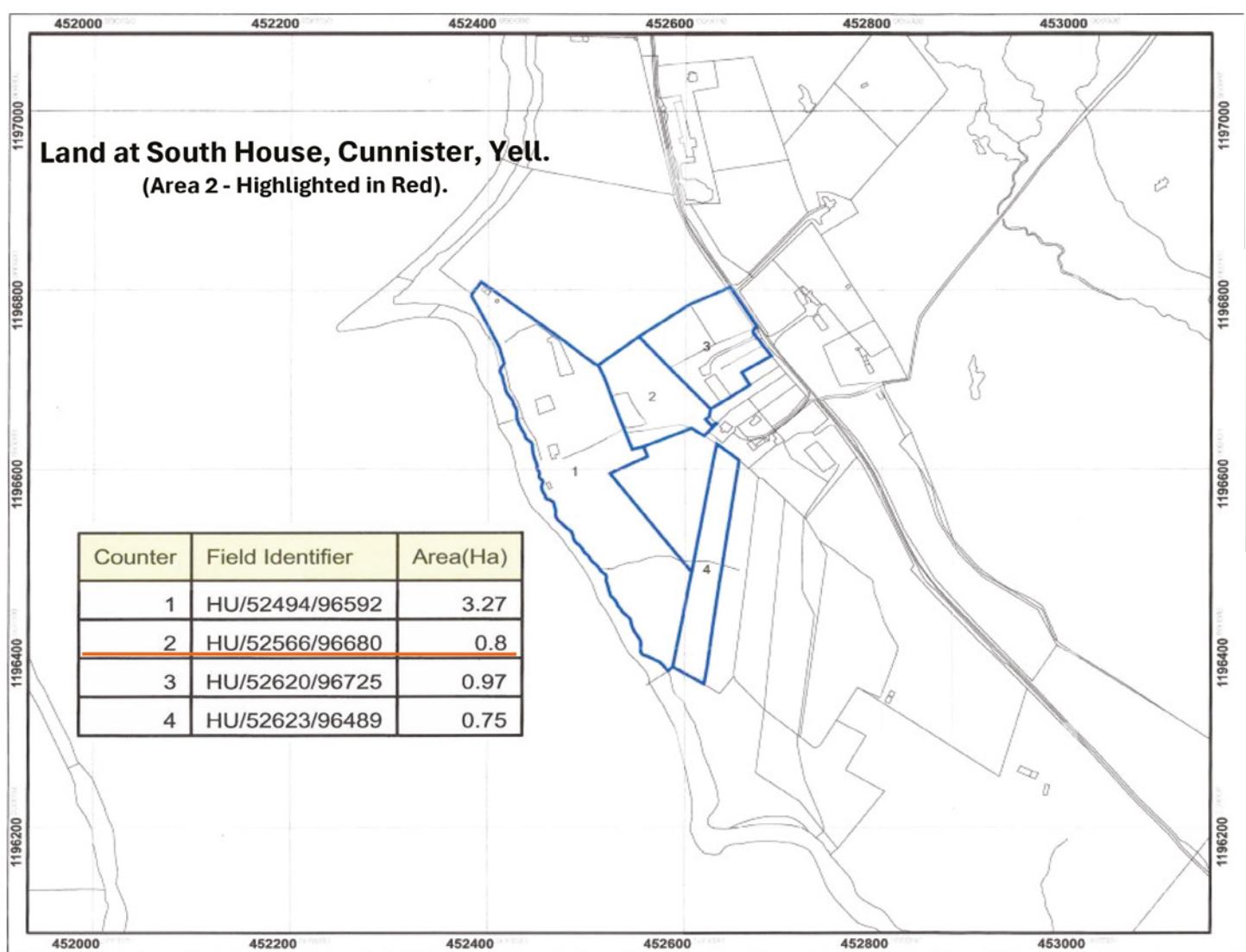
The good grazing land slopes gently down to a fence bordering croft land below and also stretches to an access road to the right. There are stunning views to the left and right of the voe, with the shore close by at approximately 100m away. Good for sea fishing. The area enjoys stunning views of the voe and surrounding countryside and is rich in wildlife. Rare birds such as the Rose Coloured Starling, King Eider, Golden Plover, and White Winged Scoter have been recorded locally, while marine life includes Killer Whales, Risso's Dolphin, and occasionally Humpback Whales. Puffins, seals, otters, and Shetland ponies are also frequently seen, making it a haven for nature enthusiasts.

The land lends itself to a variety of potential uses, such as an artist's studio, a meditation bothy or retreat, or even a birdwatching sanctuary, taking full advantage of the peace, scenery, and wildlife that surround it.

The Plot







Scale 1:5,000

Blue Field Boundary

1 cm equals 50 Metres
1 cm equals 55 Yards
1 inch equals 139 Yards

0 0.1 0.2 Miles
0 0.25 Kilometres

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LAND REGISTER
OF SCOTLAND

Officer's ID / Date

4225
14/11/2014

TITLE NUMBER

OAZ5705



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

Scale

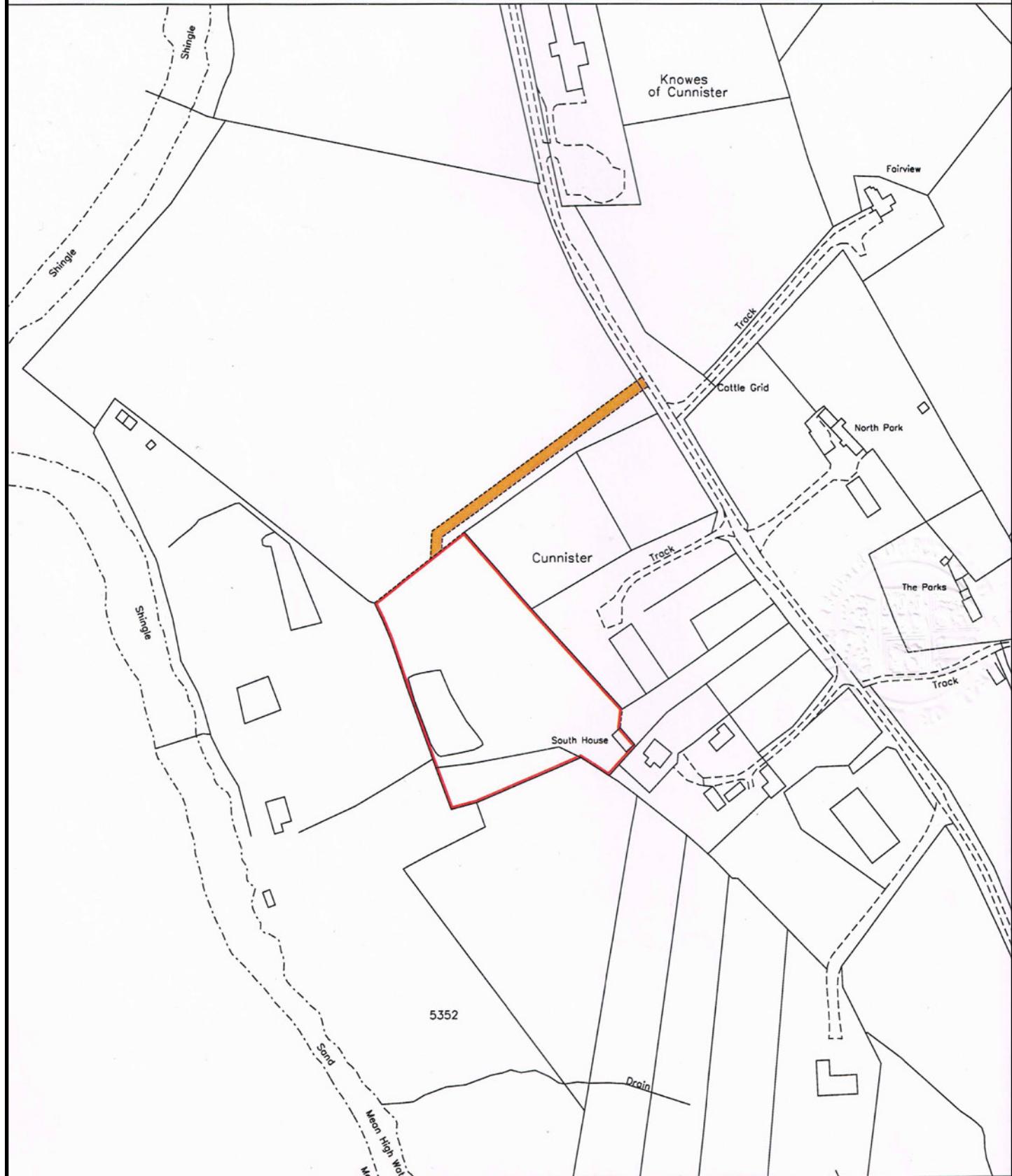
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HU5296 HU5297 HU59NW

Survey Scale

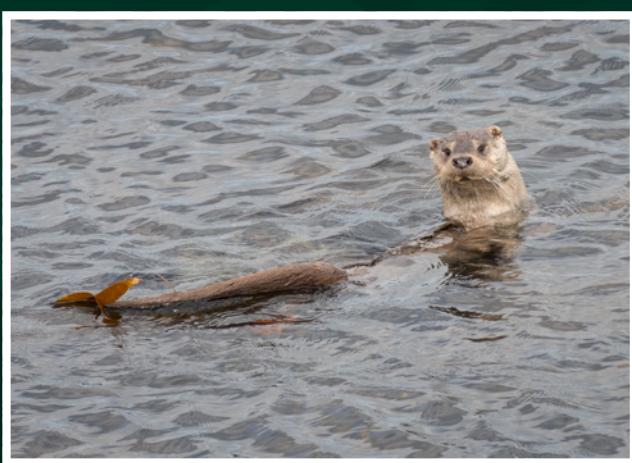
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Cunnister is a tranquil area on Yell, the second-largest of the Shetland Islands. The island is celebrated for its wild, rugged landscapes, unspoilt coastline, and open moorlands, offering a distinctive northern island experience. Its shores and waters are home to abundant wildlife, including puffins, seals, otters, and the iconic Shetland ponies, providing unique opportunities for nature observation.



Despite its remote feel, Yell remains part of the United Kingdom, with easy access via local roads and ferry connections to mainland Shetland, making the island straightforward to reach without visas or border checks. The area's combination of dramatic scenery, rich wildlife, and accessibility highlights the appeal of northern Shetland for visitors and nature enthusiasts alike.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MARIE WOOD
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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