

176 Muie

Rogart, Sutherland, IV28 3UB

Offers Over £270,000

Monster
moves

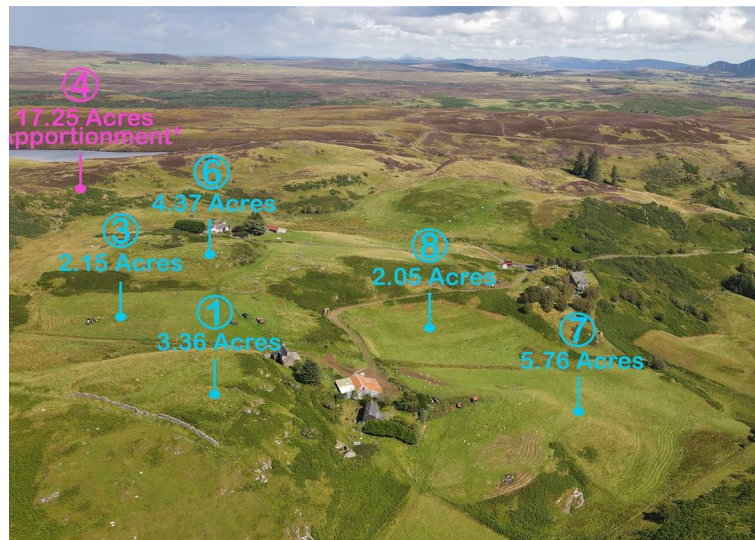
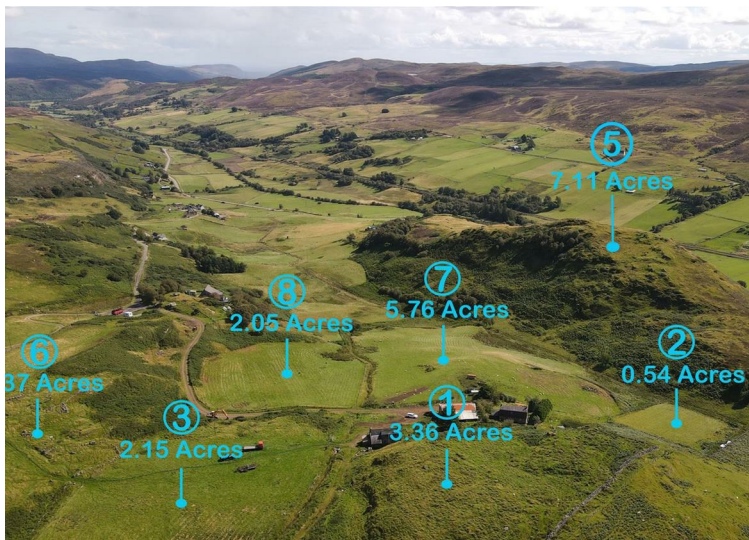


An amazing small holding with breathtaking views whatever the weather, located on the hills at Muie between Rogart and Lairg in the heart of Highland Scenery. The opportunity to purchase the freehold and become landlords of a vacant croft, this small holding comprises of 29 acres (approx) of croft land along with 17.54 acres (approx) of apportionment and 2 shares in the Hill Shares. In total it is 18.90 hectares (approx 46.72 acres).

The land has a traditional cottage in need of repair and a large agriculture building, This is a dream property for those looking to live off the land.

All enquiries should be in consultation with a Scottish Solicitor dealing in Crofting Matters.





- Derelict Croft house in Need of Modernisation
- Stunning Views
- Rural Location
- Small Farm/Croft In Total 42.59 acres (approx)
- Landlord of Vacant Croft 25.34 acres (approx) plus Apportionment of 17.25 acres
- Share in Muie Sheep Stock Club



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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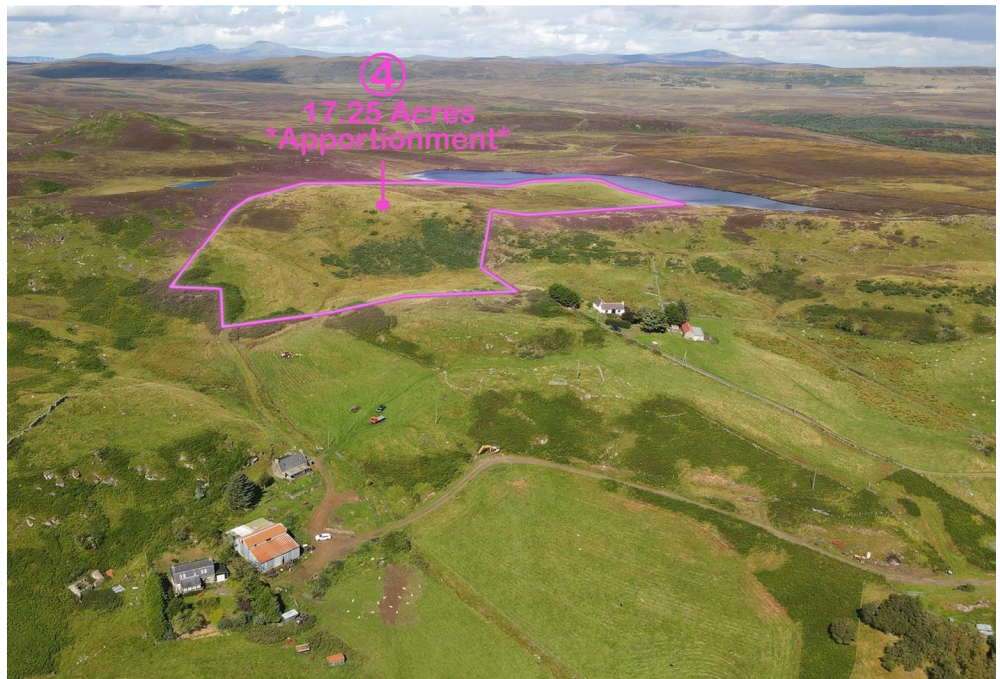
onTheMarket.com

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THE COTTAGE

The property is a traditional stone built cottage nestled high on the hillside with spectacular views. There is no Home Report as the surveyor has deemed the property not suitable for occupation in its current state, it is in need of repair and refurbishment and therefore is not mortgageable. If the new owner wishes to extend or alter then appropriate planning consents would be needed from Highland Council Planning department



CROFT LAND

This is a croft with registered number (S1861). 176 Muie sits in 10.25 Hectares (25.34 acres) approx of croftland, plus apportionment land of 6.98 hectares (17.25 acres) (approx) on an elevated position with a mix of arable land and hillside this makes for a functioning small holding amounting to 42.59 acres (approx) 17.23 hectares

LOCATION

176 Muie is located on the hillside between Rogart and Lairg in the heart of Sutherland, just 9 miles west of the A9.

To find this property please click on the link for What3words
<https://what3words.com/defectors.explained.outside>

HILL SHARE of 1000 acres Common Grazings

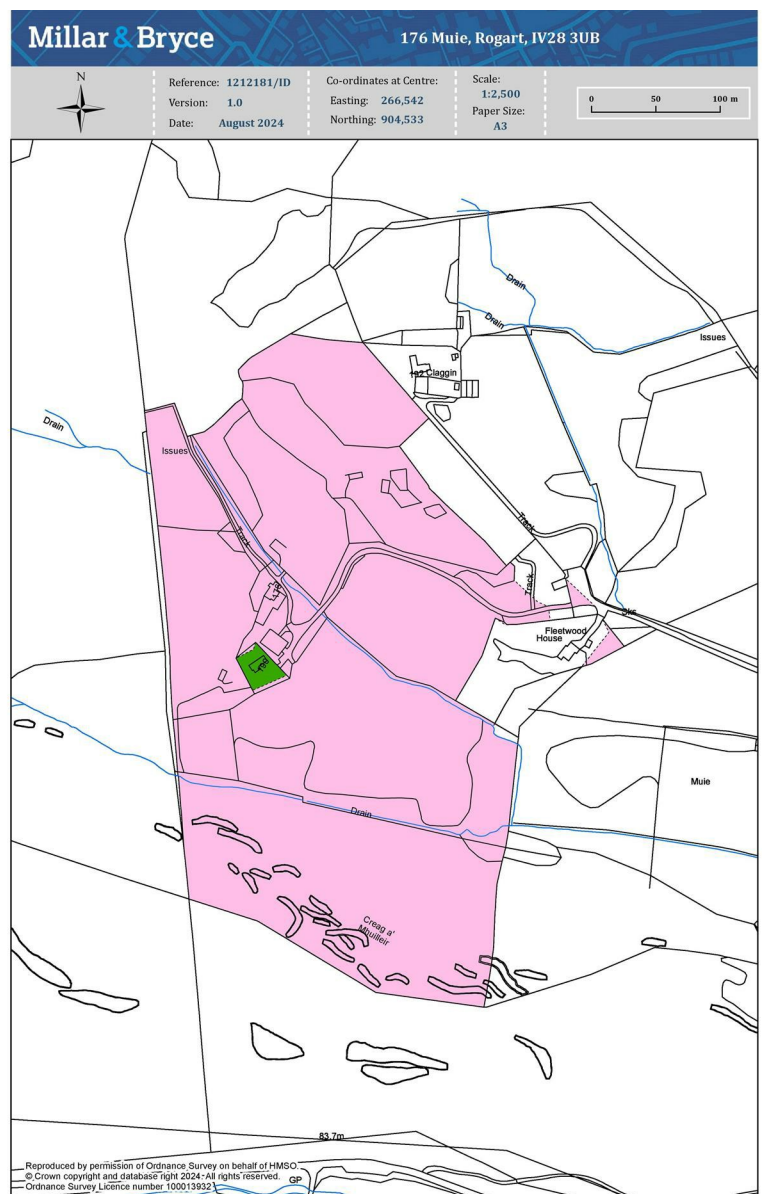
Hill Shares of 2/17th of 1000 acres of common grazings which is treated as a deemed croft tenanted from Tressady Sporting Estates Ltd.

APPORTIONMENT

Field 4 on the map 17.25 acres (approx). The apportionment is fenced and goes from the croft 176 Muie, up the hill to Loch Muie.

MUIE SHEEP STOCK CLUB

There is sheep stock associated with this grazing known as the Muie Sheep Stock Club. This entitles the shareholder to 1 share in sheep stock club. This common grazing has been registered in the Crofting Register process and has an active committee in office. The landlord of the common grazings is Tressady Sporting Estate Ltd.



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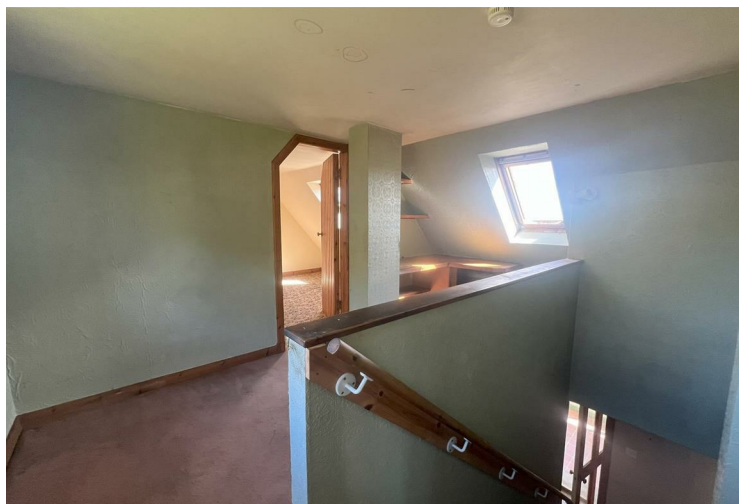
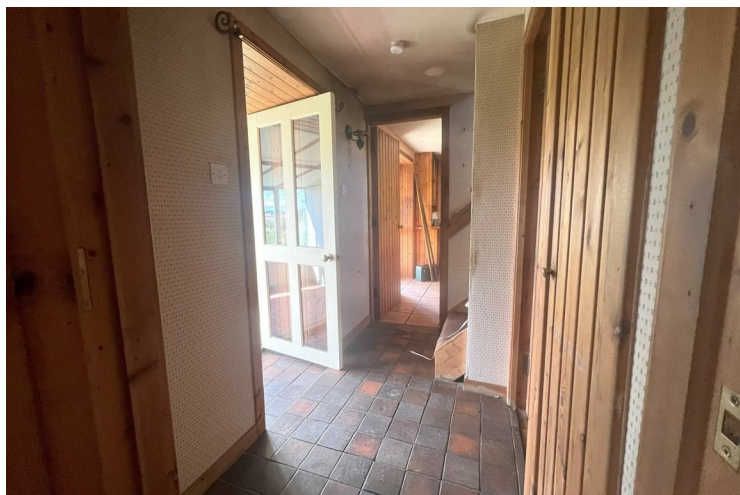
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Council Tax

Highland Council Tax Band New Build To Be Confirmed

Entry

By mutual agreement

Viewing

To arrange a viewing of 176 Muie, Rogart, Sutherland IV28 3UB, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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