



**CROFT 8, CROWN STREET, PORTNAHAVEN
ISLE OF ISLAY, PA47 7SW**

OFFERS IN THE REGION OF £75,000

A superb level croft with attractive views over Portnahavens sandy beach and the Atlantic Ocean beyond.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

Croft 8, Crown Street

- Generous level croft land. • Potential to create a superb home and croft subject to planning. • Services understood to be nearby. • Outstanding views. • Not to be missed.



The croft comprises approx. 1.076 of an acre of grass land on the former Claddach Estate, in an elevated position, adjacent to the village of Portnahaven. It enjoys sweeping views over the village of Portnahaven and the Atlantic Ocean.

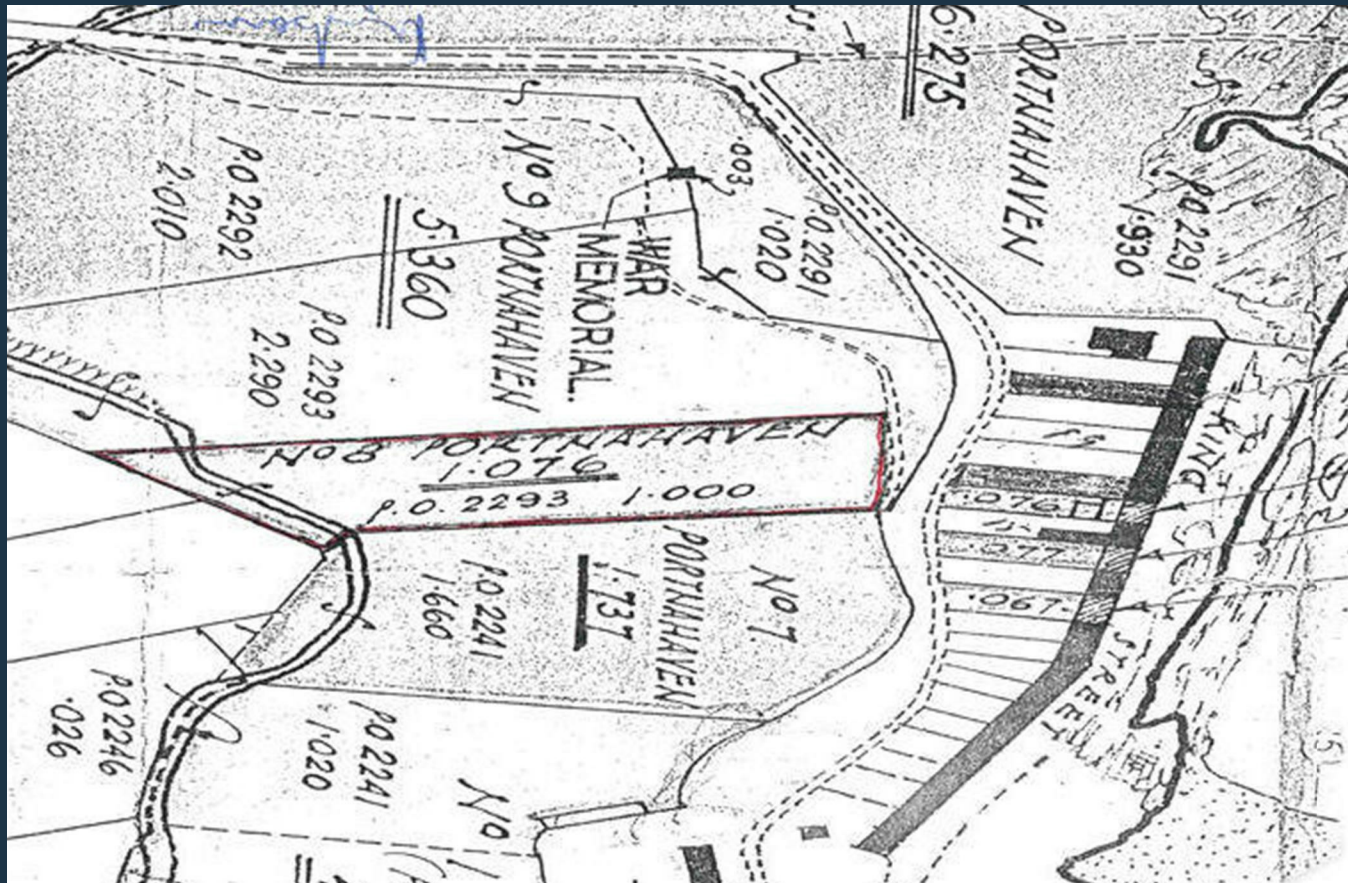
The croft land is positioned with services understood to be located nearby on the road side and a neighbouring croft has been developed on. Some fencing is provided around the boundaries

Extent/Location:

Indicated outlined on the copy title plan displayed with the photographs.

Permissions:

Given that the property is an entire registered croft, it is anticipated that Planning Permission, subject to conditions, should be available for the erection of a croft house on the land. The seller has, however, not made formal enquiries of the Local Authority and prospective purchasers are required to satisfy themselves. In particular the precise position of an actual house site would require to be agreed with the Local Authority as part of the Planning Permission process. The purchaser should make his/her own enquiries in regard to availability of croft house building grants. The property will be sold as a registered croft and will not require to be de-crofted as a condition of any sale.



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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