



**Croft Assnigation, 19 Lower Breakish, Isle Of Skye, IV42 8PY**

**Offers Over £125,000**

Rare Croft Tenancy Opportunity

Spectacular Sea and Mountain Views

Excellent Self Build Potential

Outline Planning Permission

Desirable Location

Close to Local Amenities

Set within one of Skye's most desirable locations, the tenancy offers immense potential for a lifestyle project, smallholding, or self-build venture, subject to the necessary consents. The land within the croft tenancy takes the form of a single long field with fences/walled boundaries and an internal fence creates two grazing parks. Enjoying breath-taking panoramic views across Broadford Bay, towards Pabay and the hills of Applecross, the croft combines the tranquillity of island living with convenient access to local amenities and transport links.

The subjects on offer comprise a croft assignation extending to approximately 4.07 acres, or thereby (to be confirmed by title deeds) located in the scenic township of Lower Breakish. The croft benefits from a single grazing share in Breakish Arable Common Grazing. The croft tenancy is offered for sale with Outline Planning Permission in Principle for the erection of single storey or one and a half storey dwelling house under planning reference 25/03997/PIP. Copies of this permission can be viewed at [www.highland.gov.uk](http://www.highland.gov.uk). Interested parties can also contact planning directly on 01349 868600.

All assignations of crofting tenancies require the approval of the Crofting Commission. Further information on Crofting can be found by contacting the Crofting Commission or visiting [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk) Tel: 01463 663450.

Viewing is highly recommended to appreciate the location, views and potential on offer.

