



176 Muie, Rogart, Sutherland IV28 3UB

Offers In Region Of £270,000

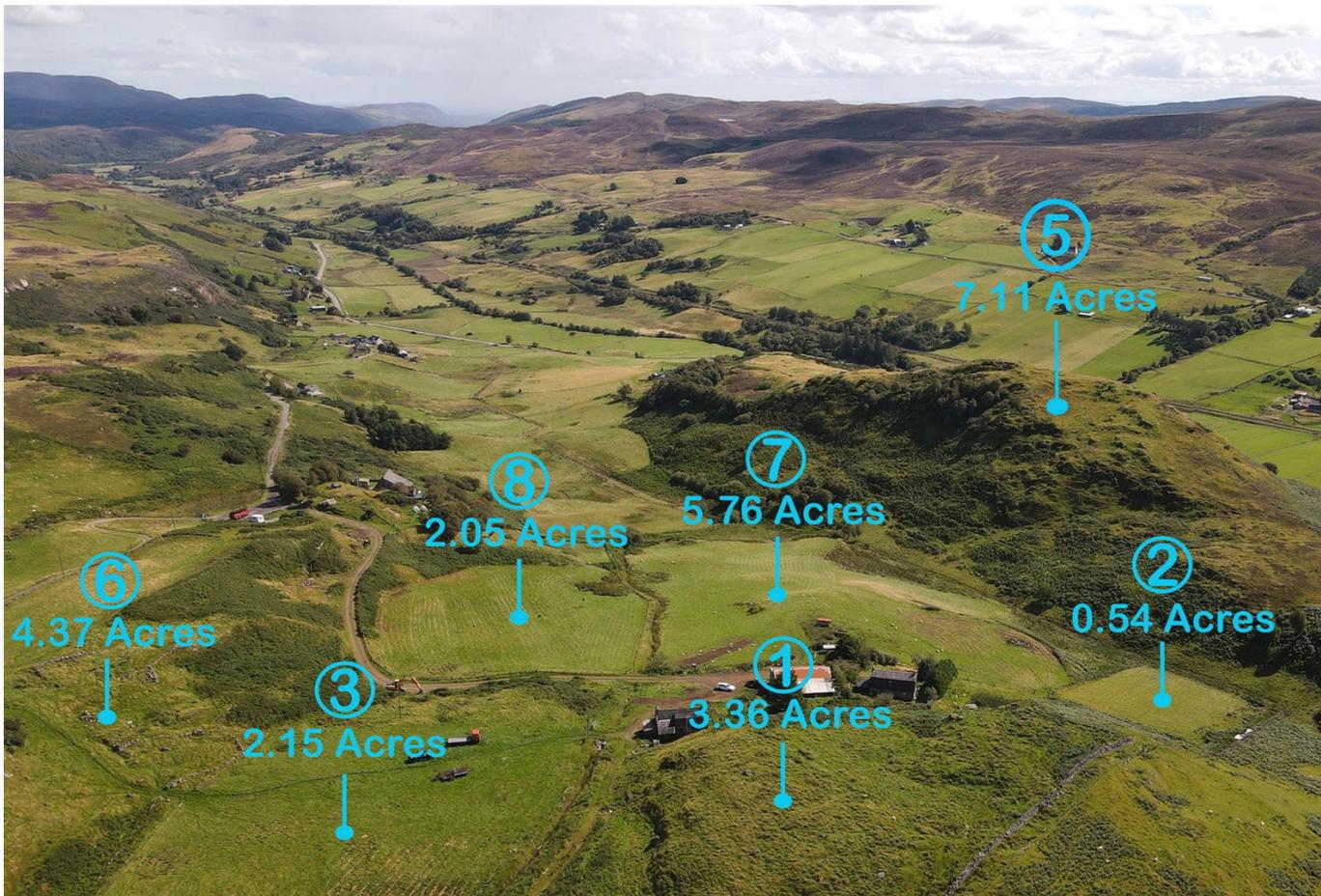


Paul Coutts Estate Agency Ltd
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176 Muie, Rogart, Sutherland IV28 3UB

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.





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.outsiders>

HILL SHARE of 1000 acres Common Grazings

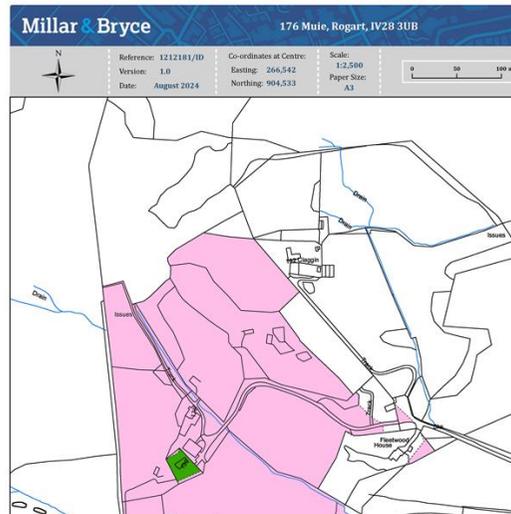
Hill Shares of 2/17th of 1000 acres of common grazings which is treated as a deemed croft tenanted from Tressady Sporting Estates Ltd.

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.

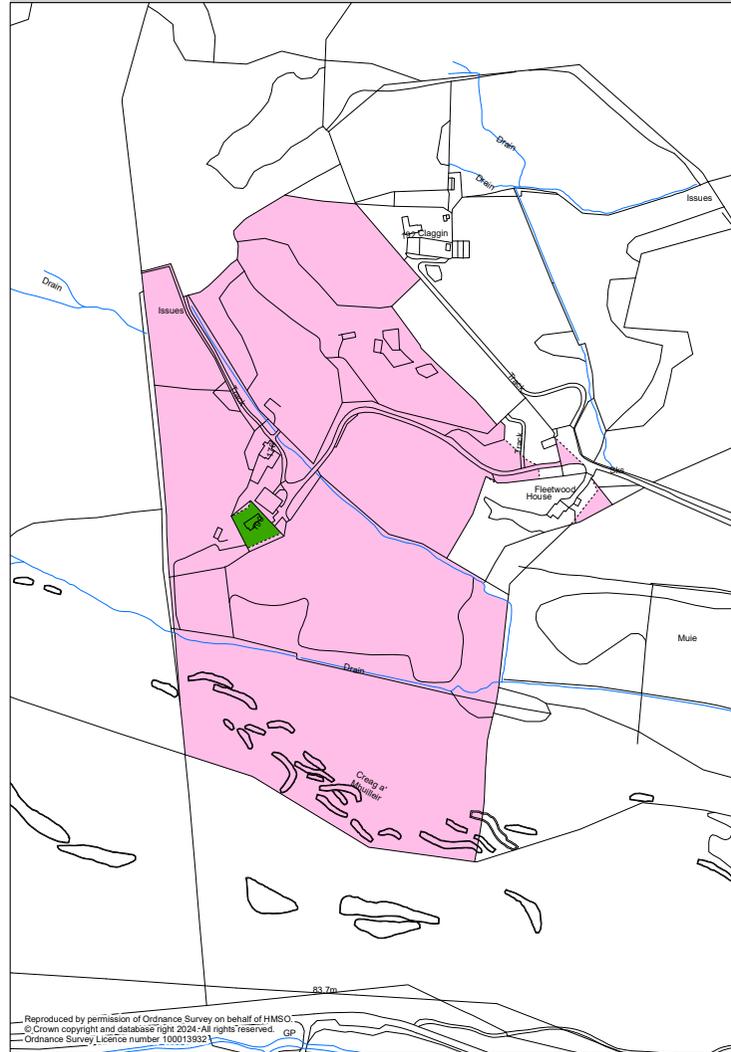
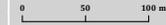




Reference: 1212181/ID
Version: 1.0
Date: August 2024

Co-ordinates at Centre:
Easting: 266,542
Northing: 904,533

Scale:
1:2,500
Paper Size:
A3



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