





- Rare opportunity to acquire a croft on the Isle of Skye
- Croft extends to approx. 12 acres, fully fenced for versatile smallholding use
- Established holiday-let business with two shepherd huts and a static caravan
- Decrofted serviced building plot with planning permission and active building warrant
- Large agricultural building with power, water, lighting and mezzanine storage
- Additional shed and shipping container
- Polytunnel and five raised beds for fruit and vegetable production
- Paddocks, orchard and chicken runs with coops
- Additional income from egg sales and Hot Tub hire
- The croft benefits from a share on common grazing
- Excellent potential for further development



Description

An Croit is a well-located croft extending to approximately 12 acres, divided into a series of paddocks. The holding is fully fenced and offers a practical layout for a mix of smallholding, agricultural and business use. The croft also benefits from a share in the common grazing rights, providing additional grazing opportunities in accordance with crofting regulations.

The croft includes a substantial agricultural shed with power, lighting and water, together with a mezzanine storage area to the rear. There is also a large polytunnel and an additional general-purpose shed, supporting a range of agricultural and horticultural uses.

A key feature is the decrofted and serviced house site, suitable for a two-bedroom detached bungalow. The site is level, with an access road already in place and a septic tank installed, providing a ready-to-develop residential opportunity.

In addition, the croft includes a partially clad static caravan, offering flexible ancillary accommodation, together with a shipping container providing valuable storage space.

The business element comprises two shepherd's huts and a further static caravan, all currently operating as established holiday lets and generating an immediate income stream.

Overall, An Croit offers an attractive combination of crofting land, agricultural infrastructure, residential development potential and an established self-catering business, all set within a well-connected and highly desirable location on the Isle of Skye.





Trade

Currently income is generated from holiday lets in shepherd's huts and caravan, advertised via Airbnb, with an average guest rating of 4.99. The caravan is also rented out.

Additional revenue streams include hot tub hires and egg sales.

Reason for Sale

The current owner purchased the Croft in 2021 and is now offering it for sale due to retirement.

Location

An Croit is located on the Isle of Skye and is positioned along the main road network that forms part of the island's popular circular touring route, attracting consistent visitor traffic throughout the year.

The Isle of Skye is one of Scotland's most established and high-demand tourist destinations, benefiting from strong year-round visitor numbers driven by its dramatic landscapes, iconic attractions, and reputation as a premier short-stay and holiday location.

This setting is particularly well suited to tourism-led and commercial holiday businesses, with sustained

demand for accommodation, rural retreats, and visitor experiences. Its strategic position on a key touring route enhances visibility and accessibility, supporting strong occupancy potential and making it an attractive base for a diversified rural tourism operation.

The Croft

The Croft extends to over 12 acres and is fully fenced, offering a secure and versatile outdoor environment. Well-equipped for smallholding and lifestyle living, the croft includes two chicken runs, a polytunnel, five raised vegetable beds, a fruit cage, an orchard, and a sunken trampoline.



A significant feature is the decrofted house site, providing an excellent opportunity to construct a detached bungalow, subject to the necessary consents. The croft also benefits from a share in the common grazing rights, offering additional grazing in accordance with crofting regulations.

This well-appointed holding is ideally suited to smallholding, horticulture, equestrian pursuits, or family living in a stunning rural setting.

The Self Catering Business

The croft also benefits from a successful self-catering business, comprising two beautifully appointed shepherd's huts and a caravan, all of which offer excellent income-generating potential.

Shepherd Hut One and Shepherd Hut Two provide comfortable, well-equipped accommodation, each featuring a kitchenette with a range of integrated appliances, a cosy seating area, a double bed, and a separate shower room with WC. Decked steps lead to private outdoor seating areas where guests can relax and enjoy the surrounding countryside.

Enhancing the guest experience is a covered communal hot tub, which can be hired by the hour, with Prosecco and canapés available as an optional luxury add-on.

In addition, the caravan is equipped with a wood-burning stove, providing a warm and inviting atmosphere throughout the year.

Agricultural Building (18m x 9m approx.)

A substantial agricultural building also forms part of the croft, providing excellent storage and operational space for a variety of rural and agricultural uses.

Constructed with single-skin aluminium metal sheet walls and a corrugated roof, the building is serviced with water, power and lighting. Access is provided via double roller doors as well as a separate pedestrian entrance, ensuring practicality and ease of use.

A useful mezzanine level provides additional storage capacity, while the generous internal space offers potential for stabling horses or accommodating other livestock, subject to individual requirements.





Shed

The croft also includes a useful storage shed, providing flexible space for equipment, tools, machinery, feed, or livestock. Conveniently positioned within the holding, it is currently utilised as a duck and hen house, demonstrating its versatility and suitability for a range of smallholding and agricultural uses.

Polytunnel (12m x 4m approx.)

A large polytunnel is situated within the croft and is currently used for the cultivation of soft fruits and a variety of plants. Offering an excellent growing environment and extended growing season, it provides an ideal space for keen gardeners, smallholders, or those looking to pursue a more self-sufficient lifestyle.

Raised Beds

The croft also features five well-maintained raised vegetable beds, together with a fruit cage incorporating three additional raised beds, providing excellent facilities for growing a wide variety of fruit and vegetables and supporting a productive, self-sufficient lifestyle.

Chicken Runs

The property includes two chicken runs, each positioned on either side of the track that runs through the croft, providing secure and well-sited areas for poultry. Both runs are equipped with chicken coops and offer a practical and well-established setup for keeping hens. These dedicated enclosures make excellent use of the natural landscape while supporting a self-sufficient rural lifestyle.



Building Plot

The croft includes a building plot with planning permission approved for a two-bedroom bungalow. The consent includes approval for services, a septic tank, and an access road, providing a well-prepared and ready-to-develop site. This represents an excellent opportunity for future development, whether for personal use or as an investment, within a desirable rural setting.

Detailed planning permission under reference 19/05249/FUL is in place, along with an active building warrant, ensuring the plot is fully prepared for development.

Services

The Croft has mains water and electricity, along with a septic tank system for wastewater management. These established services provide convenience and support the existing accommodation, outbuildings, and future development potential across the croft.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Short Term Letting Licence

The business also benefits from a Short Term Letting Licence (HI-30802_F).

Title Number

The title number for the Croft is INV36443.

Crofting Register

The Croft has been registered on Crofting Register under number C2556 and on the Crofting Commission register under 13637. Interested parties are advised to consult a solicitor specialising in Crofting Law.



A prospective purchaser should note that this croft land is regulated by the Crofting Commission. This means that the successful purchaser/assignee is agreeing to abide by certain duties with regard to the croft land.

These duties are:

- A duty to be ordinarily resident on, or within 32km (20 miles) of your croft
- A duty to cultivate and maintain your croft or put it to another purposeful use
- A duty not to misuse or neglect your croft.

In addition, there is a legal requirement to return an

Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it.

Further information on being a crofter can be found at www.crofting.scotland.gov.uk

Development Opportunities

An Croit offers significant scope for further development and diversification, providing an exciting opportunity for purchasers seeking to expand both the residential and commercial potential of the property.

Potential opportunities include:

- Construction of an additional dwelling on the building plot, subject to the necessary planning consents
- Expansion of the established self-catering enterprise through the addition of further shepherd's huts, glamping pods, or other holiday accommodation
- Increased fruit and vegetable production, creating opportunities for local sales and supporting a sustainable lifestyle
- Expansion of livestock husbandry, with ample space for poultry, ducks, and other small-scale agricultural enterprises

- Further development of the croft's self-sufficiency credentials through food production, renewable energy initiatives, and sustainable land management practices

Rates / Council Tax

The Croft does not currently qualify for business rates.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £270,000 is invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is [///accompany.stall.cattle](https://www.what3words.com/#!/en/0942-1234-5678)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

