



**CROFT AND HOUSE AT NORTH LEADIE,
CROFT AT THE MARK AND LANDS AT RAGA,
WESTSANDWICK
YELL
SHETLAND
ZE2 9BH**

Crofts extending to 87.68 hectares (approx. 216 acres) together with a share in the common grazings on the west side of Yell with a number of agricultural outbuildings. There is a traditional two bedroomed croft house in a beautiful location with views of Westsandwick beach looking across to Collafirth and south over Yell Sound, which is in need of substantial refurbishment and modernisation.

VIEWING: Telephone my reception on 01595 695262 to arrange an appointment.

PRICE: Offers over £80,000 are invited.

**CLOSING DATE FOR OFFERS:
FRIDAY, 26 MARCH 2010 AT 12 NOON**

NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ

TEL (01595) 695262 FAX (01595) 695331

email: mail@neilrisk.com

website: www.neilrisk.com

LOCAL AMENITIES

Yell is the largest of the North Isles, having a population of just under 1000. The ro-ro ferry crosses from Toft on the Shetland Mainland to Ulsta on the isle of Yell on a regular basis throughout the day, taking 20 minutes. The croft is approximately 4 miles from Ulsta. The ro-ro ferries to Unst and Fetlar leave from Gutcher in Yell.

North Leadie is on the west side of the island, approximately 3 miles from Mid Yell, the main centre of population on the island. In the village of Mid Yell there is a Shop with Post Office, Junior High School, Primary School and Nursery, Public Hall, Doctor's Surgery and Leisure Centre with a swimming pool.

Yell has much to offer to wildlife enthusiasts, hill walkers and those who simply want peace and quiet. It is also noted for its scenery and geology and provides a wide range of interests for visitors and residents alike. Crofting is a way of life on the island.

THE CROFTS

The crofts at North Leadie and The Mark mainly consist of arable land on which there are the following buildings: (i) principal dwellinghouse with attached stone byres; (ii) 2 sheds; (iii) derelict house used as a store for hay and sheep house; (iv) 2 garages; and (v) a sheep pond and apportionments in the Westsandwick and Herra scattald situated along the coast extending north from Westsandwick.

Lands at Raga include 2 areas of grazing land extending to 14.61 hectares which are accessible from the Herra road. There is also an unfenced portion of ground which forms part of the Herra scattald situated to the west of the public road at Raga.

Plans of the crofts are available at my office. Please contact my reception to arrange a suitable time.

No stock are included in the sale.

For further general information about crofting contact the Crofters Commission at 4/6 Castle Wynd, Inverness, IV2 3EQ or visit their website at:- <http://www.crofterscommission.org.uk>

THE HOUSE

There is a house on the croft which is in need of substantial refurbishment and modernisation. It requires to be properly insulated, rewired, new plumbing and a new kitchen and bathroom. Any purchaser would need to make their own enquiries about any Consents which may be required. The house is of traditional construction with low coomed ceilings in the upstairs bedrooms. All windows are double glazed with the exception of the one in the bathroom. Oil fired range in the Livingroom/Kitchen. There is a private water supply from a well.

The property has a south aspect with beautiful views of Westsandwick beach looking across to Collafirth and down towards Sullom Voe.

Accommodation is on two levels and comprises:

On the Ground Floor: Scullery, Bathroom, Livingroom, Sittingroom/Kitchen, Hallway and Porch. A Utility Room, Byre and Inner Byre are attached to the house.

On the First Floor: 2 Bedrooms.

ACCOMMODATION

SCULLERY (3.01m x 1.54m max)

Velux rooflight. Stainless steel sink and drainer with cupboards below. Cupboard with small hot water cylinder with single electric immersion heater. Electric consumer units. Fluorescent light. Concrete floor with vinyl flooring.

BATHROOM (1.89m x 1.85m max)

West facing single glazed, steel framed window. Bath (not full sized), sink and toilet.

SITTINGROOM/KITCHEN (2.68m x 3.55m max)

South facing window with views down Yell Sound towards Sullom Voe. Oil-fired Rayburn. Vinyl flooring and fluorescent light. There is a walk-in cupboard measuring 1.42m x 1.41m max which is fitted under the stairs.

LIVINGROOM (3.51m x 3.56m max)

South facing window. Fireplace which has been blocked up but could be re-opened. Single pendant light and carpet.

HALLWAY

There is a door leading to the **PORCH** (2.01m x 2.02m max) and access to the front of the house through an exterior uPVC door.

A steep wooden staircase leads to the

UPPER FLOOR

Small cupboard at the top of the stairs (2.29 x 0.99m max). Double glazed Velux rooflight providing natural light on the landing and stairwell.

BEDROOM 1 (3.55m x 3.51m max)

Low coombed ceiling with dormer window. Vinyl flooring and wall light.

BEDROOM 2 (3.07m x 3.43m max)

Low coombed ceiling with dormer window. V-lining to walls and ceiling. Wall light.

EIGHT OUTBUILDINGS

Door leading from the Scullery to the adjoining **OUTBUILDINGS**. Firstly there is an **UTILITY ROOM** (3.57m X 2.92m max) with concrete floor and wooden boards on ceiling. Cupboard with fitted shelves. Fluorescent light. Opening into the **BYRE** (4.89m x 3.14m max) then continuing into an **INNER BYRE** (4.06m x 3.05m max) with a door to the exterior.

Separately there are six agricultural outbuildings, including **TWO GARAGES** which are approximately 100 metres from the house. The first Garage has a workbench, cupboards and shelves with an earth floor and large wooden doors. The second Garage has a concrete floor with pit, workbench and metal up and over door. There is a derelict stone built house in the adjoining park which is presently used as a **STORE and SHEEP HOUSE**.

COUNCIL TAX BAND

Currently Band A.

ENTRY

Early entry available.

VIEWING

Telephone my reception on 01595 695262 to arrange an appointment.

TRAVEL DIRECTIONS

Travelling north from Ulsta, turn left at the north junction for Westsandwick, then take right fork and left fork; the access road to the house is first left.

CLOSING DATE

Parties wishing to be advised of a closing date should note their interest with the selling agent.

OFFERS TO

Neil Risk, Solicitor and Estate Agent, Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. Telephone (01595) 695262. Fax (01595) 695331. E-mail: mail@neilrisk.com

View my properties at:

<http://www.neilrisk.com>

Note: While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide angle lens.



North Leadie with most of the outbuilding including Garages to the rear



View of apportionment looking north



North Leadie



View of Westsandwick Beach



North Leadie with the derelict Sheep House in the adjacent field



Private access track between the House and Garages



Derelict Sheep House



Inside of Derelict Sheep House



Inside of Garage



Sittingroom/Kitchen



Utility Room looking into the Scullery and Bathroom



Porch



Bathroom



Bedroom 1



Scullery



Bedroom 2