



## CROFT : "LAND", OTTERSWICK,

East Yell, Shetland

Offers Over £10,000

**CLOSING DATE: 12 NOON ON MONDAY, 8 APRIL 2019**

"Land" is a registered, owner-occupied croft extending to approximately 4.85 hectares. Set in an idyllic location on the island of Yell, the land has spectacular sea views and access to the Otterswick beach. The land currently used for grazing sheep; however there is scope to convert some of the fields to arable for the purposes of growing silage, corn etc. The croft would also make an ideal location for a family croft house, with access to water and electricity nearby. There is a charming croft house ruin in an elevated north east position included, which was occupied until the mid 1950s. Interested parties should make their own enquiries with the relevant parties, such as their own solicitor and the local Planning department as to the viability of a new build or the re-build of the existing croft house ruin.

**Viewing**

Telephone 01957 702462 or 07900 877018 for further information.

**Entry**

By arrangement, and subject to the consent of the Crofting Commission.

**Home Report Available?**

N/A

## ACCOMMODATION

### SERVICES

The site is located close to existing power lines, water supply and access road maintained by the Shetland Islands Council. The purchaser will be responsible for the connections of the electricity and water supplies if required.

### DIRECTIONS

Follow the road signs from Ulsta Ferry Terminal to Burravoe. Continue on the road past Burravoe and the Gossabrough junction until you reach the junction for Otterswick, on the right hand side. Follow the road to its conclusion at the SIC turning point. The Croft Land is straight ahead, and also to the upper right hand side.

Otterswick is situated on the island of Yell, and is approximately 33 miles from Lerwick by road and involves an inter-island ferry crossing. A ro-ro ferry runs from Toft on the Shetland mainland to Ulsta at the south end of the island of Yell, and the crossing takes around 20 minutes. The drive from Ulsta to the croft takes approximately 15 minutes by car.

Yell is the largest of the North Isles, having a population of just under 1000 people. It has much to offer wildlife enthusiasts, hill walkers and those who simply wish to enjoy the peace and quiet of rural living. The island is noted for its scenery and geology, and provides a wide range of interests and amenities for visitors and residents alike. Crofting in particular is a way of life on the island.

Mid Yell is the main centre of population on the island and has a junior high school, health centre and leisure centre with heated swimming pool, as well as a restaurant, and is approximately 4.5 miles north of the croft. The Ulsta Shop, which is well-stocked and has fuel pumps and a separate post office, are located near to the ferry terminal and is approximately 8.7 miles from the property. The ferries to the other North Isles, Unst and Fetlar, leave from Gutcher at the north end of the island.

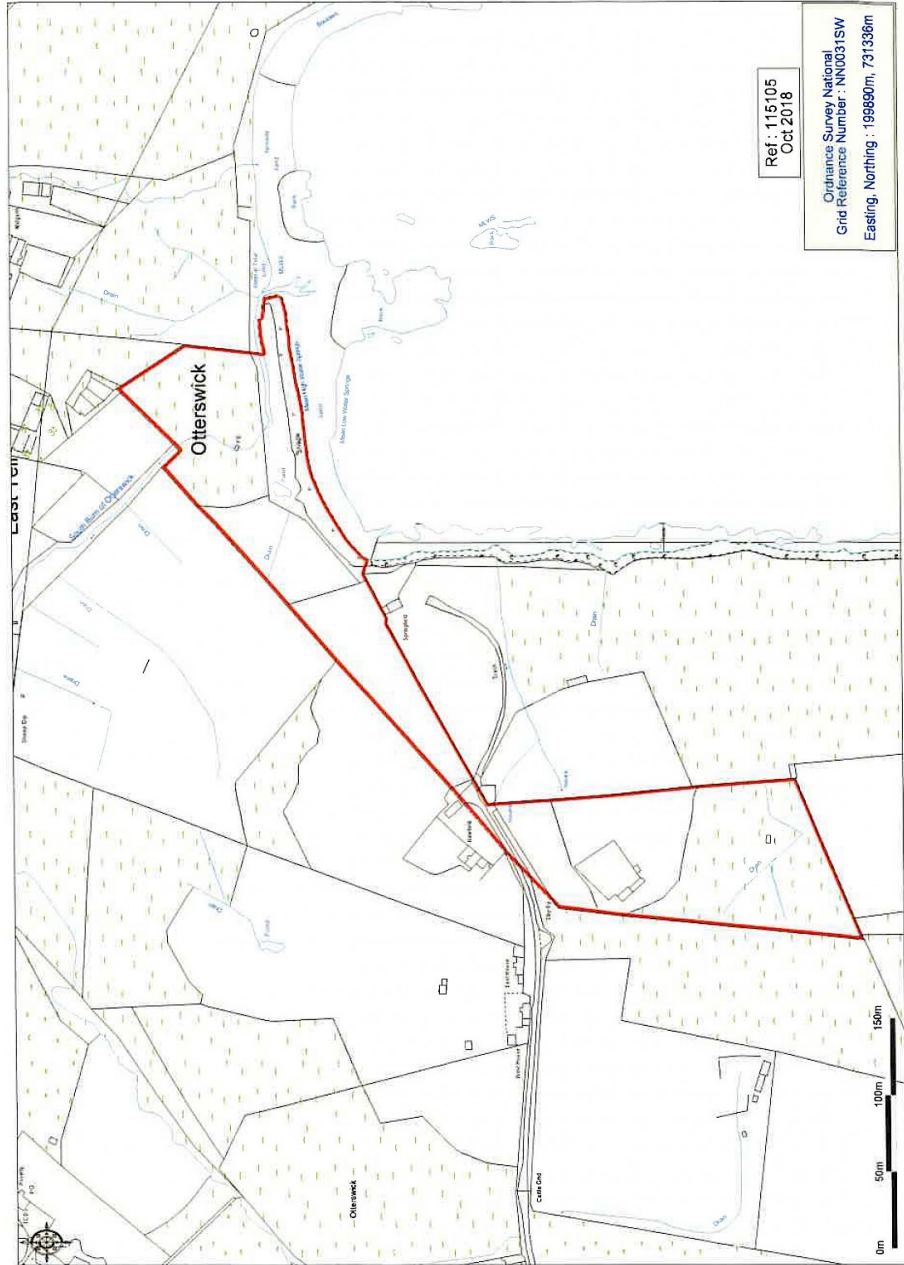
Otterswick is an attractive settlement on the east side of the island, with a scattering of family homes across the countryside creating a real sense of community. The East Yell Methodist Church is located near to the croft and popular Aywick Shop, a well-stocked general store and post office with regular deliveries from Shetland butchers and bakers, fresh fruit and vegetables, off-licence, fuel pumps and much more, is located less than 5 minutes away by car. As the name suggests, Otterswick is home to an abundance of wildlife including otters and is a breeding ground for red-throated divers.

The croft is divided into 3 areas, as shown on the map provided in the sales particulars. There is also a share in the Gossaburgh & Otterswick Common Grazing, with a souming of 54 sheep. This share is now classed as a deemed croft and the assignation of this share will be subject to consent of the Crofting Commission and landlord.





Land at Otterswick



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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.

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