

Farmhouse Development, Isle of Rum, Other, PH43 4RR

Offers Over £375,000



Full Description

About Property

These three terraced properties are situated on the charming Isle of Rum, a small island in the Inner Hebrides. The development is formed of three, properties, all of which are in need of repair and upgrading. Farmhouse roof and interior, in particular, will require significant works (pictures available). Stable - lounge, kitchen/diner, bathroom; with three bedrooms on the upper floor. Stalker - lounge/diner/kitchen, bedroom, shower room; with two bedrooms on the upper floor. Farmhouse - lounge, kitchen/diner, office/third bedroom; two bedrooms and bathroom on the upper floor. All have individual CH oil boilers and, additionally, all have flues for a wood stove. The community will look to find a buyer who might offer the most attractive business or community contribution to village life moving forward. As such IRCT will be open to offers for either the full Title of the property and the land it sits on, or for some form of Rural Housing Burden where the property is effectively discounted from open market value with a percentage retained by IRCT. An example of how this might work and why

such an arrangement might be attractive to a community land owning village, is described here:
https://www.chtrust.co.uk/uploads/4/6/8/5/46858349/rhb_aug_2022_final.pdf.
 We realise some lenders will not allow this option. Please check first if this affects you. At the very least, the permanent exclusion of second home option and of any unpreventable prolonged voids/vacancy would be required. Ideally too, the additional option of first refusal to IRCT of purchase at market value, if/when property is resold. The ideal purchaser might have experience of remote island living and/or a business model that might contribute to significant local needs, such as provision of rental or visitor accommodation. Electricity is provided from the off-grid island, hydro supply (owned currently by NatureScot) and is restricted to 5Kw/property. Water is provided standard pressure supply and is unrestricted (owned by IRCT). We are planning significant upgrades to power and water as part of an overall Island Plan, working alongside other island stakeholders. Drainage is by way of septic tank. The island has high speed, fibre broadband connected to all island homes. The island is reached via ferry from the West Coast port of Mallaig and the only vehicles on the island are owned by the permanent residents. More information about the Island can be found at www.isleofrum.com. Additional information regarding the rural housing burden can be found at www.chtrust.co.uk/rural-housing-burden. These properties can be sold individually or as one lot and anyone wishing more information should contact us at macandmac.co.uk prior to arranging a trip to the island.

Features

- Garden

Contact Us

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