

# Sandamhor Bothy plus adjoining land extending to 1/4 of an acre, Sandamhor, Isle of Eigg, PH42 4RL



**Location:** The bothy is based on a 0.25 acre plot which is located less than a mile North West from the Pier. See maps on page 2.

**Description:** Sandamhor Bothy is a single room building, formally shepherd's dwelling and holiday accommodation, requiring extensive renovation and improvements. The plot enjoys easterly views across the seascape towards the Scottish mainland. Access is via a shared unsurfaced and rough access track.

The building is stone built and contains a single room divided by a low wall. Water is supplied to an inside sink and outside toilet. There is currently a cast iron wood-burning stove installed in the property.

**Services:** There is a water supply, requiring improvement, a septic tank, gas pipework for a propane cylinder and a 5kW Eigg Electric connection. Access will be via a rough track (70 metres long) shared with Sandamhor Farm partnership.

**Price:** Offers over £65,000 (sixty five thousand pounds). Isle of Eigg Heritage Trust (IEHT) do not undertake to accept the highest or any offer for the property. IEHT are looking for a purchaser that wants to live on Eigg full time and will be an active contributing member of the community.

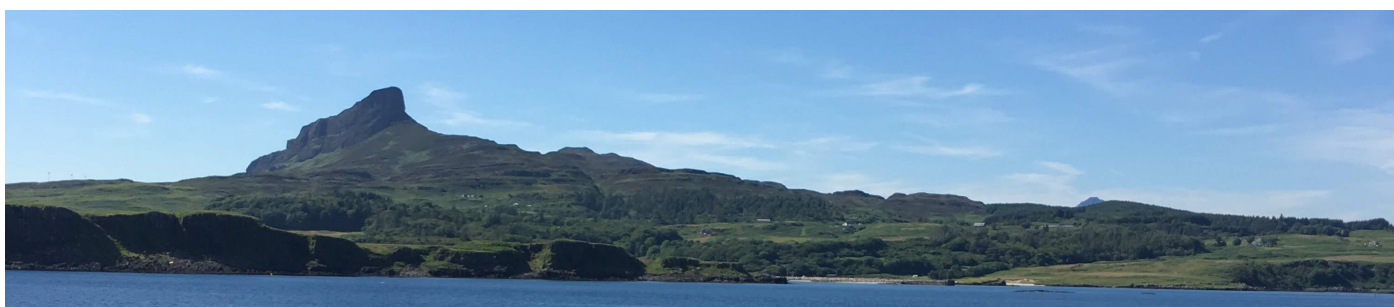
**Planning:** You are responsible for ensuring that you have all information required in respect of development and planning.

**Terms:** This plot is offered subject to a Rural Housing Burden which means it cannot be used as a holiday or second home, must be used in perpetuity as a primary full time residence and at such time you sold the property on, the IEHT would have first refusal. More information on this can be accessed at [www.ruralhousingscotland.org/rural-housing-burdens](http://www.ruralhousingscotland.org/rural-housing-burdens)

**Timescale for offer:** The latest closing date will be November 1, 2021. However IEHT may choose an earlier closing date if there are numerous offers.

This plot description is based on information supplied on behalf of IEHT and an independent professional valuation.

Contact: Should you be interested in finding out more or arranging a viewing, please contact [homeoneigg@isleofeigg.org](mailto:homeoneigg@isleofeigg.org) Viewings can be arranged by contacting the above email.





# The Isle of Eigg

## "The jewel of the Hebrides"



The Isle of Eigg is one of the most beautiful Hebridean Islands. About five miles long by three miles wide, Eigg lies 10 miles off the Scottish west coast, south of the Isle of Skye. The island has a fascinating history, superb wildlife and a vibrant community.

The island is owned by the Isle of Eigg Heritage Trust who have managed it on behalf of the community since the community buyout of 1997. The Trust has responsibility for stewardship of the island, its buildings and natural heritage, and for supporting future development. The Trust has a number of

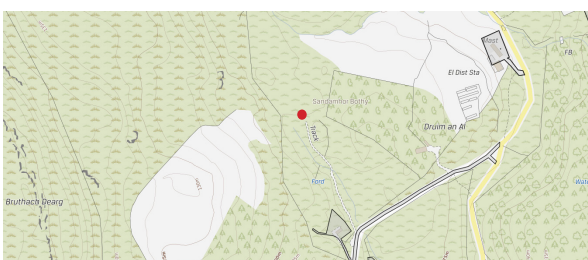
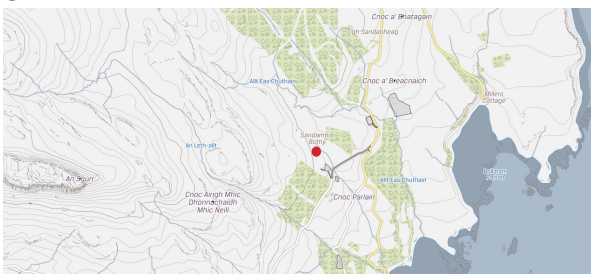
subsidiary companies, including Eigg Electric, which provides the island with electricity from renewables, and Eigg Trading, which leases the pier centre, An Laimhrig, to the local shop, tearoom and craft shop.

The population stands at just over 100 people and while tourism is an important industry, there are very few homes which are not lived in throughout the year.

The main industries are tourism, agriculture, public services, construction and the creative industries.



SITE MAP



## Sandamhor Bothy plot

Plot Boundary



Access Track



Location	Grid Reference	Eastings	Northings	Latitude	Longitude
1	NM 47772 84930	147772	784930	56.8869276984	-6.1424621979
2	NM 47768 84956	147768	784956	56.8871533496	-6.1425426642
3	NM 47725 84947	147725	784947	56.8870537116	-6.1432467411
4	NM 47732 84937	147732	784937	56.8869657955	-6.1431112925
5	NM 47735 84922	147735	784922	56.8868339209	-6.1430576483

### Plot Area

1012.361 m<sup>2</sup>  
0.001 km<sup>2</sup>  
0.250 Acres  
0.101 Hectares  
10896.964 Feet<sup>2</sup>

### Plot Perimeter

134.168 m  
0.134 km

The bothy access track (existing) starts at the main Sandavore track below A'Neid, and runs immediately parallel to the Sandamhor Bothy plot heading North. The edge of the track forms the Eastern plot boundary.

The track is currently used for access by the Sandavore Farming Partnership and the Isle of Eigg Heritage Trust.

The track is 3m from the South East corner of the bothy, and 4m from the North East corner.