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

**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

Viewings can be arranged by contacting the above email.
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.