



MacPhee & Partners

Croft & Plot, 11 Cleadale, Isle of Eigg, PH42 4RL



GUIDE PRICE: £150,000

- Desirable Owner Occupied Croft
- Elevated Decrofted Building Plot
- Stunning Island Location with Views to Rum & the Outer Hebrides
 - Uninterrupted Ocean & Mountain Views
 - Permission in Principle for Erection of House
 - Around 11.81 Acres

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The subjects for sale, offer a rare and exciting opportunity to purchase a prime, elevated building plot on the beautiful Isle of Eigg with an owner occupied croft, which extends to around 11.81 acres in total. Situated in the desirable township of Cleadale, a short walk from Laig Bay and the famous Singing Sands, the plot enjoys views towards the Isle of Rum and the Outer Hebrides. This is a fantastic opportunity for someone looking to embrace the unique lifestyle and responsibilities that come with crofting, while benefiting from the associated land, planning permission and grazing share.

Location

The subjects for sale are located in Cleadale, around 4.5 miles from the main pier. The Island of Eigg, known as the jewel in the Hebridean crown for its outstanding beauty, is one of the small Isles comprising Eigg, Muck, Rum and Canna, and is the closest to the mainland of Scotland.

The island was bought in 1997 by the Isle of Eigg Heritage Trust, a partnership between the residents of Eigg, the Highland Council, and the Scottish Wildlife Trust at the time. It has an active community and is served by both a seasonal ferry from Arisaig, and a new regular car ferry from Mallaig. Facilities have been added near the Pier and comprise a tearoom/community hall, craft shop, and well stocked general store. The island also benefits from a doctor's surgery, nursery & primary school and council day-care centre. The island itself, with its distinctive Sgurr Ridge, is dotted with sandy beaches and is a haven for wildlife, while the surrounding waters harbour seals, porpoises and dolphins.

Planning Permission

Planning Permission in Principle was granted on Dec 1st 2025 (Ref. 25/02074/PIP) for the erection of a house. The site is decrofted and extends to around 0.61 acres, shaded green on the title plan. A copy of the planning permission, site and location plans are available on the

Highland Council Planning website - www.highland.gov.uk

Crofting Details

An excellent opportunity to acquire an owner-occupied croft at 11 Cleadale, including the decrofted plot with planning permission, together with the assignation of the small remaining part of the croft currently held in tenancy, and the grazing share associated with the croft. 11 Cleadale is regulated by the Crofting Commission and is registered on Registers of Scotland's Crofting Register under Registration Number C11534.

Total croft area - outlined red - 11.81 acres

Tenanted area - shaded blue - 1.23 acres

Decrofted area - shaded green - 0.61 acres

Grazing share souming 3 cows

The successful assignee will be required to comply with the statutory duties associated with crofting. Further information regarding crofting and the responsibilities of a crofter can be found at the Crofting Commission website: www.crofting.scotland.gov.uk.

Services

It will be the purchaser's responsibility to connect to the services. Electricity is located close by, with water being private, and drainage to a septic tank - to be installed by the successful purchasers.

Travel Directions

Travel from the ferry terminal travel on the Cleadale road for 3 miles, and at the Y-junction, the building plot and tenanted croft areas are located to the right hand side, with the owner occupied area on the left hand side.

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These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a

bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).