# Secluded Scottish island on the market for £170,000



A secluded Scottish island comprising several small islands has been put on the market with an asking price of £170,000, which positions it as an attractive alternative to purchasing an average flat in Scotland. The island, located in the Outer Hebrides, spans approximately 294 acres and comes with unique features including ancient Viking ruins and the remains of two houses alongside one incomplete property.

The listing suggests the property could be an idyllic escape for those looking to retreat from the hustle and bustle of urban life, particularly for enthusiasts interested in historical sites and natural landscapes. However, the cost of the island is around £20,000 less than the average price of a flat in Scotland, which, according to Zoopla, was reported to be approximately £191,300 at the start of this year, with the average property selling for about £223,000.

The island boasts an untouched environment characterised by wild scenery and numerous fishing opportunities. According to the Rightmove description, the property lacks residential buildings but features three ruined or unfinished houses. Among these ruins is an archaeological site styled in a manner reminiscent of a Viking longhouse, although experts have yet to verify if the site dates back to the Viking era. The remains of a sheiling, an 18th-century shelter for land custodians, as well as indications of a family residence that was in use between 1930 and 1952, are also present. Furthermore, there was a one-and-a-half storey house that was under construction until 1952 but remained unfinished, as the island has seen no habitation since then.

The property is being marketed by estate agent Bell Ingram and is categorised as an owner-occupied croft. In Scotland, this classification is subject to specific regulations overseen by the Crofting Commission, which mandates that the land must be managed by individuals living within a 32-kilometre radius of the croft. This unique arrangement means that while the buyer retains ownership of the land, they must also maintain an active presence and manage the property adhering to crofting laws.

While the enchanting setting of the island offers numerous benefits, potential buyers may need to consider the less favourable aspects as well. The land is reported to have poor grazing conditions, which could deter individuals intending to develop a farming operation.

The property listing has garnered attention, particularly with recent comparable sales in the region, including another remote Scottish island, Eilean Mor, which spans 30 acres and was listed at £325,000. This other island is reputed to be accessible only by boat or via a causeway at low tide, and it is part of the Sunart Site of Special Scientific Interest and also designated as a Special Area of Conservation.

The announcement of this island's sale aligns with ongoing interest in Scottish properties, especially those that offer unique and remote living experiences amidst striking natural landscapes.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.onthemarket.com/for-sale/property/outer-hebridies/> - This URL offers insights into properties available for sale in the Outer Hebrides, including land and houses, which may be comparable to the secluded island mentioned. It provides an overview of the current real estate market in the region.
* <https://www.hebridespropertyfinder.com/property-for-sale?placename=Outer+Hebrides> - Hebrides Property Finder lists various properties for sale in the Outer Hebrides, providing a broader view of what is available in the region, similar to the secluded island on the market. This can help in comparing prices and features.
* <https://www.rightmove.co.uk/news/articles/property-market/uk-house-prices/> - Rightmove provides information on average UK house prices, which can be used to compare the listed island's price to the average cost of a flat in Scotland. Although not specific to Scotland alone, it offers insights into broader UK housing trends.
* <https://www.crofting.scotland.gov.uk/> - The Crofting Commission's website explains the regulations and responsibilities associated with owning a croft in Scotland. This is relevant to the unique ownership and management requirements of the island being marketed.
* <https://www.zoopla.co.uk/property-values/> - Zoopla provides current data on property prices in Scotland. This includes average flat prices that can be compared to the asking price of the secluded island to assess its value and attractiveness as a purchase option.
* <https://www.gov.uk/guidance/designated-areas-in-scotland> - This URL from the UK Government site discusses designated areas such as Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC), which could provide context for why other islands like Eilean Mor are of interest due to their environmental status.