

South Soay

Island of Soay
Inner Hebrides



An extremely rare opportunity to acquire an extensive owner-occupied croft and de-crofted house (in need of significant upgrading) covering a large portion of the Inner Hebridean Isle of Soay

South Soay, Island of Soay, Inner Hebrides, PH41 4PS

Distances from Elgol, Isle of Skye (where boats leave from):
Inverness (103 miles), Portree (40 miles)
Boat journey from Elgol to Soay – approximately 30-40 minutes

Features:

Approximately 1,546.38 acres (625.80 Ha) in total

Offers over £975,000



The property

The Island of Soay is located in one of the most dramatic settings in the western highlands, located in the middle of Loch Scavaig. Lying in the shadow of the iconic Black Cuillin mountains of Skye to the north, the Island also enjoys panoramic views to the mountains of Knoydart and Ardnamurchan in the east. The other inner Hebridean islands of Eigg, Much, Rhum and Canna also provide an interesting sea scape to the west.

South Soay comprises approximately 1,546.38 (625.80 Ha) of owner-occupied croft land together with a former dwelling house, the site of which has been de-crofted. The land is an interesting mixture of pasture and rough grazing land and woodlands together with around 8 named hill lochs, the largest being Loch Doir' a' Chreamha, the land is relatively low lying with the highest point being the summit of Cnoc na Moil Deirge at around 100 metres above sea level. The land provides an interesting habitat and topography and offers an excellent opportunity for a purchaser

to explore environmental and woodland schemes and to enjoy the natural capital of the land and surroundings. There is also a population of red deer on Soay which offers some stalking for sport and management purpose.

The property provides a fantastic base for sailing enthusiasts, the north eastern boundary being a renowned extremely sheltered natural harbour. The main bay on South Soay is Camus nan Gall which faces southeast and is also a sheltered anchorage.

The residential property, which is de-crofted, lies on the shore of Camus nan Gall, where there are various other properties owned by third parties. The house, which is in need of complete upgrading and modernisation, is of traditional 1½ storey stone and slate construction. The accommodation set out with 2 public rooms on the ground floor and 2 bedrooms and bathroom on the first floor. There is a former meeting place/hall constructed onto the southern gable.





Location

The Island of Soay is located to the west of the village of Elgol on the Island of Skye in Loch Scavaig, where the main access route by boat is taken from. Accessed by road from Elgol are the larger settlements of Broadford, Portree and Inverness. Portree is the main town on the Isle of Skye and is a busy touristy destination as well as being the main commercial hub on the Island. There is a primary school in Elgol and secondary schools in Portree and also Plockton on the mainland.

Inverness is the capital of the highlands and has a large array of services and amenities together with an airport with daily flights to 3 London airports, Manchester, Belfast, Bristol and Amsterdam.

To the south east is Mallaig, is a busy fishing village and also has regular Calmac ferry sailings to Armadale on Skye, the small Isles of Rhum, Eigg & Canna and also seasonal sailings to South Uist and Barra. The village has a good number of hotels, restaurants, shops and bars together with primary and secondary schools. Fort William lies approximately 45 miles to the southeast of Mallaig and has a wide range of commercial, retail and education facilities together with Nevis Range Ski Resort and a mainline train station. The famous West Highland train line terminates at Mallaig and the journey from Fort William to Mallaig is known as one of the most scenic train routes in the world.





Crofting

The majority of the property is designated as owner occupied croft. Further information on crofting tenure is available from the joint selling agents.

Directions

Access to the Isle of Soay is by boat from the village of Elgol on the Island of Skye. Elgol is reached from Broadford on the Isle of Skye by following the B8083 signposted to Torrinn and Elgol.







General

Method of Sale: For sale as a whole.

Environmental Designations/
Listings: We note from Naturescot
‘Sitelink’ website and Historic
Scotland designations map, that
the estate has various designations
as follows:

Inner Hebrides and the Miches –
Special Area of Conservation.

Cuillins – Special Protection Areas.

Viewings: Strictly by appointment
with the joint selling agents: Strutt
& Parker, Perth Suite, Castle House,
Fairways Business Park, Inverness,
IV2 6AA. Tel: 01463 719171,
or email euan.maccrimmon@
struttandparker.com.

Land & Estate Ltd , Craighead Farm,
Blair Drummond, Stirling,
FK9 4XA. Richard Seaman:
rms@landandestateltd.co.uk

Please note: Parties wishing to view
are to make their own arrangements
via the 2 main boat charter
companies located in Elgol, and
which are to be paid at own cost.

The contact details for the charter
companies are as follows:

Misty Isle Boat Trips
E. contact@mistyisleboattrips.co.uk
T. 01471 866288

Bella Jane Boat Trips
E. bookings@bellajane.co.uk
T. 0800 731 3089 or 01471 866244

Planning: Prospective purchasers
are advised that they should make
their own enquiries of the local
planning authority.

Health and Safety Note: Parties
viewing should make sure they are
properly equipped for walking over
a remote island with appropriate
footwear and clothing. Care should
be taken particularly when close to
areas with sea cliffs etc.

SGRPID: Longman House,
28 Longman Road, Inverness,
IV1 1SF. Tel: 0300 244 4968.
SGRPID.Inverness@gov.scot.

Naturescot
Great Glen House, Leachkin Road,
Inverness, IV3 8NW
Tel: 01463 725000
Email: enquiries@nature.scot

Local Authority: Highland Council,
Glenurquhart Road, Inverness,
IV3 5NX. Tel: 01349 886606

Crofting Commission: Great Glen
House, Leachkin Road, Inverness,
IV3 8NW. Tel: 01463 663439

Services: The house has a private
water supply and private drainage.
Drainage is SEPA registered.

Entry and Possession: The date of
entry will be by mutual agreement
between the purchaser and the
sellers.

Sporting Rights: The sporting rights
are in hand.

Asking Price: Offers over £975,000

Offers: Offers should be submitted
in Scottish legal form to the joint
selling agents. Strutt & Parker,
Castle House, Fairways Business
Park, Inverness,IV2 6AA
euan.maccrimmon@
struttandparker.com.

Land & Estate Ltd, Craighead Farm,
Blair Drummond, Stirling, FK9 4XA
Richard Seaman: rms@
landandestateltd.co.uk

Prospective purchasers are advised
to formally register their interest
in writing with the selling agents
following inspection.

Solicitors: Ledingham Chalmers
LLP, Ord House, Cradlehall
Business Park, Caulfield Road
North, Inverness, IV2 5GH
Contact: Findlay Boyd

Energy Performance Certificate:
The house is EPC exempt as it
is classified as a development
property.

VAT: Any guide price quoted or
discussed is exclusive of VAT. In the
event that a sale of the property, or
any part of it, or any right attached
to it becomes a chargeable supply
for the purposes of VAT, such tax
will be payable in addition.

Plans, Areas and Schedules:
These are based on the Ordnance
Survey and Title Deeds and are
for reference only. The purchaser
shall be deemed to have satisfied
themselves as to the description
of the property and any error or
mis-statement shall not annul
the sale nor entitle either party to
compensation in respect thereof.
Note If you require this publication
in an alternative format, please
contact Strutt & Parker on 01463
719171.



Special Conditions of Sale:
1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the sellers reserve the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers in that event reserve the right to resell or deal otherwise with the subjects of sale

as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.



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