



URRAS OIGHREACHD GHABHSAINN
GALSON ESTATE TRUST

LAND MANAGEMENT – SALE OF FEUS POLICY

Croft Tenants

1st House Site (not exceeding 0.25 acre (0.1ha))

- (i) **Sitting Tenant**
£500.00 + Legal Fees

2nd House Site (not exceeding 0.25 acre (0.1ha))

- (ii) **Sitting Tenant**
£600.00 + 10 year claw-back* + Legal Fees
Alternative: £1,500.00* + Legal Fees
- (iii) **Family Nominee (as defined by the Crofters Commission guidelines)**
£600.00 + 10 year claw-back* + Legal Fees
Alternative: £1,500.00 Lump Sum + Legal Fees
- (iv) **Non-Family Nominee**
£600.00 + 10 year claw-back* + Legal Fees
Alternative: £4,500.00 Lump Sum + Legal Fees

*** Claw-back is based on 50% of the market value of the site at the time of sale less £500.00 ***
The alternative would not be offered if it is indicated that the site is to be sold on immediately.

3rd House Site (not exceeding 0.25 acre (0.1ha))

- (i) **Sitting Tenant**
£1500.00 + Legal Fees

*** Claw-back is based on 50% of the market value of the site at the time of sale less £1500.00**

Croft-sites for Commercial Development

Principle would be as (iv) above but reviewed on a case-by-case basis.

Common Pasture

House sites (not exceeding 0.25 acre (0.1ha))

£2,500 + 10-year claw-back + Legal Fees

Alternative: Market Value (currently £10,000 to £15,000, will be reviewed on a case-by-case basis)

Proceeds of any Common Pasture sale will be divided on a 50/50 basis between the Urras and the relevant Township.

Claw-back is based on the market value at the time of sale less the initial fee (£2,500).

Croft Tenancy

House site (not exceeding 0.25 acre (0.1ha))

Alternative: Market Value (currently £5,000 - £7,500, will be reviewed on a case-by-case basis)

Proceeds of any sale will be divided on a 50/50 basis between the Urras and the tenant

Claw-back is based on the market value at the time of sale.

Sale of Allotments

As a general policy, UOG will not sell an allotment. Tenants of allotments have the right to create new crofts – which can be passed on to family members by their Wills etc.

Standard Conditions of Title

As a general policy UOG will not sell a croft to tenant who is classed as absentee.

Deed of Postponement

Charged at £350 for each deed granted.

Rental Rates for Tenancies

Rent for allotments and crofts will be calculated at £7.00 per acre

Administration Fees

Administration Fee of £250.00 for the creation of a new croft.

Administration Fee of £180.00 for all other transactions.

Offer of Terms and Conditions

The formal letter laying out the terms and conditions of a formal offer will have an expiry of 6 months from the date of the letter. Formal offers issued by Anderson Macarthur will continue to have an expiry period of 2 months.

Reviewed and adopted at Board Meeting held on 6th October 2020

PLEASE NOTE THIS POLICY IS REVIEWED ON AN ANNUAL BASIS