

# Land at South House

CUNNISTER, YELL, SHETLAND ISLANDS, HIGHLAND, ZE2 9DG



*SECLUDED 0.8 HECTARE SHETLAND  
LAND WITH STUNNING VIEWS*



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A rare opportunity to acquire approximately 0.8 hectares of land in a secluded position within Cunnister on Yell. The land, located at Map Grid Reference HU 526 966, with the remainder of the croft registered with a separate crofter. The plot offered for sale is clearly defined and under separate ownership, with no rights or claims held by others. Prospective purchasers may apply to the Crofting Commission for a 'Division of Croft,' which, if approved, would establish the land as its own croft with a unique name and registration number, granting full crofting rights and associated entitlements.

The good grazing land slopes gently down to a fence bordering croft land below and also stretches to an access road to the right. There are stunning views to the left and right of the voe, with the shore close by at approximately 100m away. Good for sea fishing. The area enjoys stunning views of the voe and surrounding countryside and is rich in wildlife. Rare birds such as the Rose Coloured Starling, King Eider, Golden Plover, and White Winged Scoter have been recorded locally, while marine life includes Killer Whales, Risso's Dolphin, and occasionally Humpback Whales. Puffins, seals, otters, and Shetland ponies are also frequently seen, making it a haven for nature enthusiasts.

The land lends itself to a variety of potential uses, such as an artist's studio, a meditation bothy or retreat, or even a birdwatching sanctuary, taking full advantage of the peace, scenery, and wildlife that surround it.

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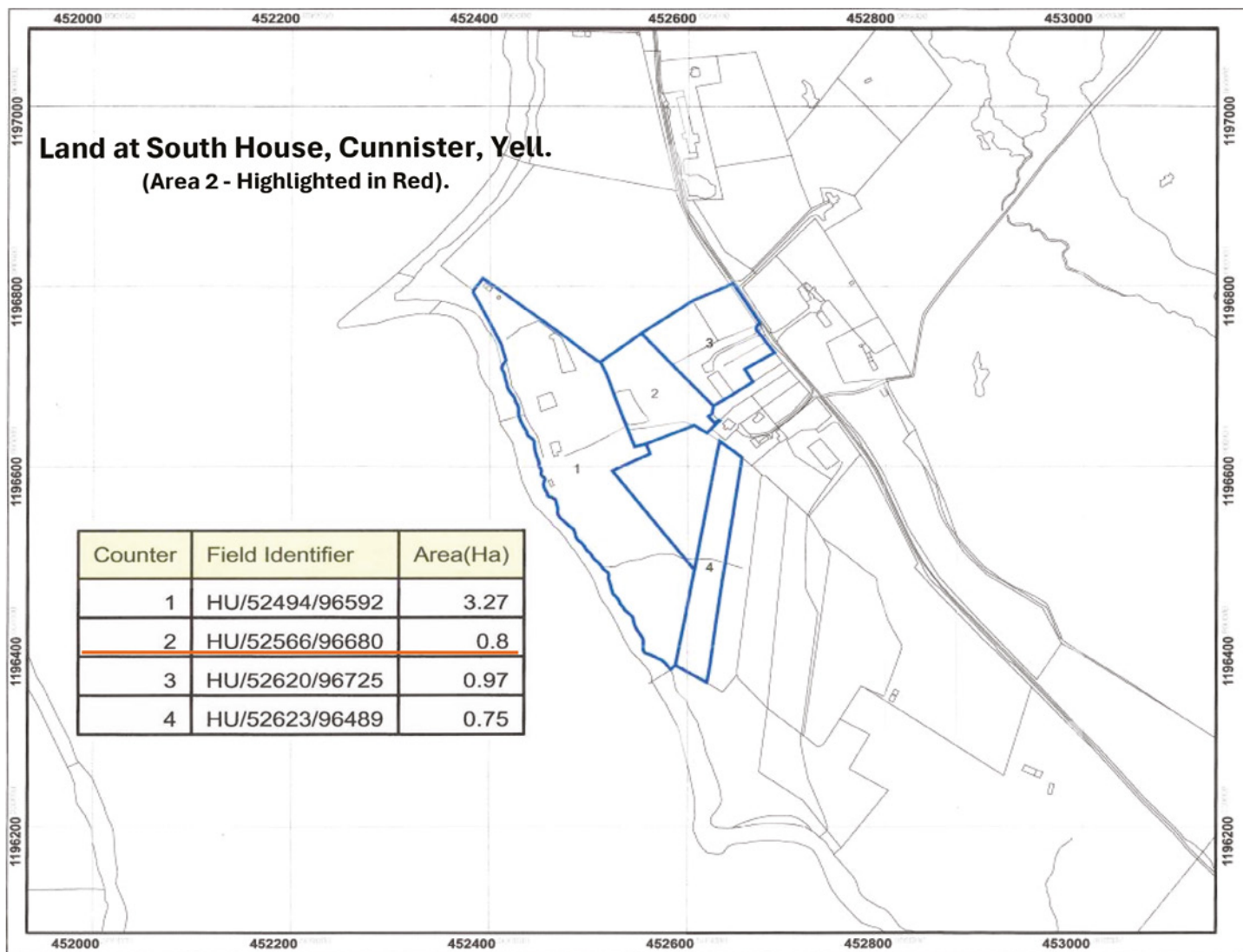






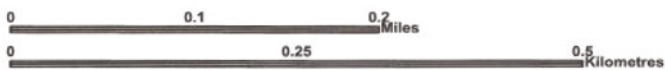






Scale 1:5,000

1 cm equals 50 Metres  
1 cm equals 55 Yards  
1 inch equals 139 Yards



Blue Field Boundary

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LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

4225  
14/11/2014

TITLE NUMBER

**OAZ5705**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

Scale

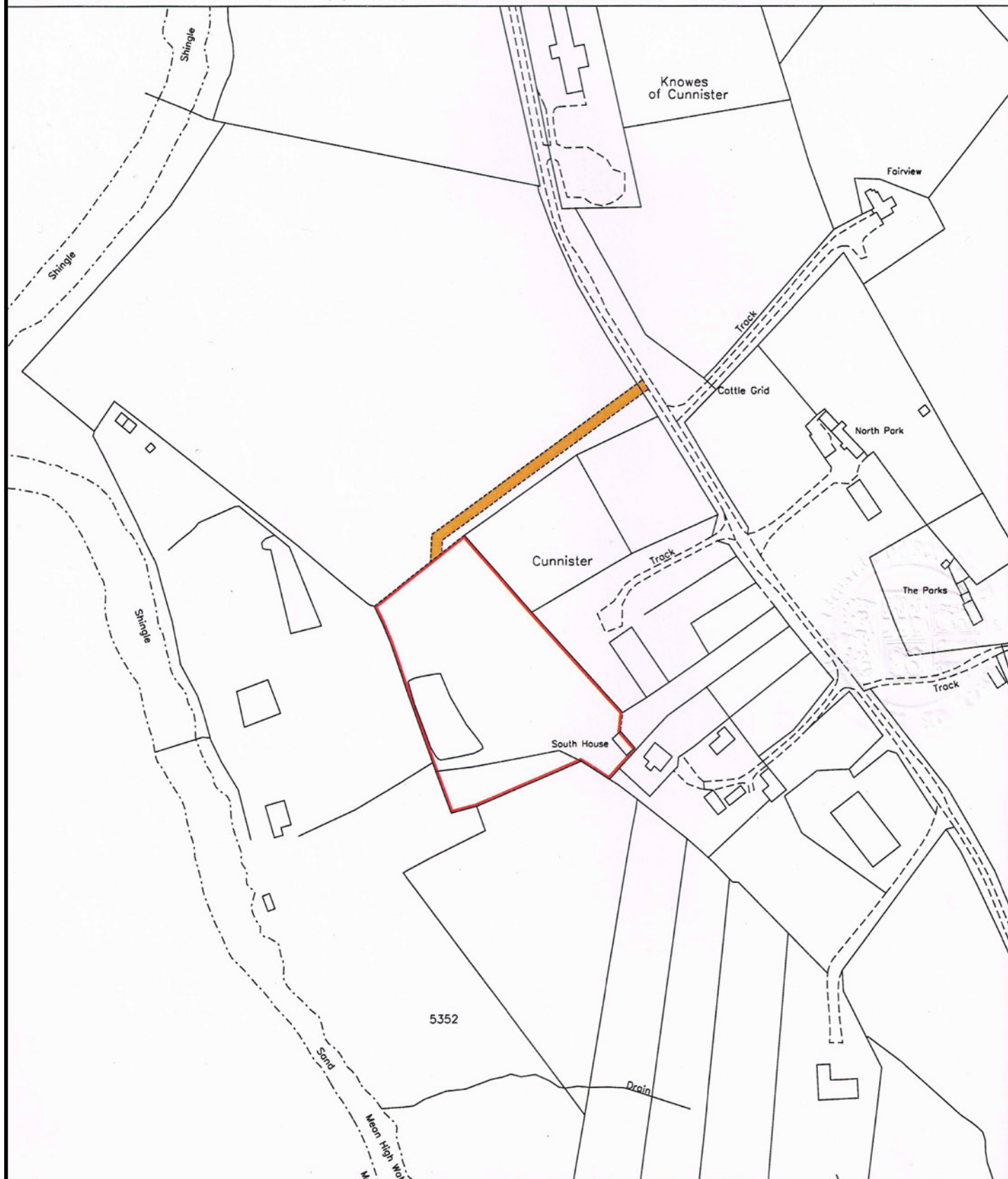
1/2500

Survey Scale

1/2500

HU5296 HU5297 HU59NW

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Cunnister is a tranquil area on Yell, the second-largest of the Shetland Islands. The island is celebrated for its wild, rugged landscapes, unspoilt coastline, and open moorlands, offering a distinctive northern island experience. Its shores and waters are home to abundant wildlife, including puffins, seals, otters, and the iconic Shetland ponies, providing unique opportunities for nature observation.



Despite its remote feel, Yell remains part of the United Kingdom, with easy access via local roads and ferry connections to mainland Shetland, making the island straightforward to reach without visas or border checks. The area's combination of dramatic scenery, rich wildlife, and accessibility highlights the appeal of northern Shetland for visitors and nature enthusiasts alike.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part  
Exchange  
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