



GASKER ISLAND
OUTER HEBRIDES



GASKER ISLAND, OUTER HEBRIDES

A remote and rugged island, located to the west of South Harris.

Hushinish 7 miles ■ Tarbert 19 miles ■ Stornoway 36 miles

Approximate Acreage - 71.21 acres (28.82 hectares)

Offers Over £120,000

- Private uninhabited island
- Unspoilt natural habitats
- Outstanding nature, birdlife and wildlife, including renowned seal colony
- Several freshwater lochans
- Additional outcrops including Gasker Beag
- Views to Harris, Scarp and Taransay

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Gasker Island (or Gàisgeir in Gaelic) is located in the Outer Hebrides, lying to the west of the Isle of Scarp and the South Harris Mainland, and to the north west of the Isle of Taransay.

DESCRIPTION

Gasker is a stunning uninhabited island extending to approximately 65.6 acres in total, with some additional outcrops including Gasker Beag adding a further 5.5 acres. The island has a rugged and rocky coastline, and above this lies an area of fairly rich and fertile grassland with a number of freshwater lochans.

The island includes a number of small outcrops, the most notable being Gasker Beag, which lies to the south east of Gasker.

Gasker is known for its grey seal breeding colony. Historically residents of Scarp island visited Gasker to hunt for seals. The island is designated within the Small Seal Islands SSSI for this species.

A small un-manned lighthouse is located on the island, the site of which is owned by the Northern Lighthouse Board, who visit periodically for maintenance.

There are no moorings currently installed on the island. There are two sheltered bays on the island where it is possible to land a small craft (tide conditions dependent) located at Geo Iar on the north side or Geodha Ear on the south side.

There are no buildings or structures on the island currently (apart from the lighthouse), nor are there any service connections. It may be possible to construct a small cabin or hut on the island, subject to consent.

CROFTING

Gasker Island is not subject to any crofting or grazing rights.

METHOD OF SALE

Gasker Island is offered for sale as a whole.

HISTORIC SCOTLAND

There are no scheduled monuments on the island. There is a Historic Scotland record for a ruined hut (period unknown), adjacent to one of the lochans.

LOCAL AUTHORITY

Comhairle nan Eilean Siar (Western Isles Council)

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Gasker Island is not currently registered for IACS purposes.

MINERALS

The mineral rights are included.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

Cave SE of Gaisgeir



DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

VIEWING

Viewing is by appointment only. Anyone wishing to visit the island will need to make arrangements for boat hire. Local companies which may be able to assist are:

Seatrek Marine <https://seatrekmarine.com/> 07885 283414

Leverburgh Sea Safaris <https://www.leverburghseasafaris.com/> 07833 395495

Viewers will need to be responsible for their own personal safety if visiting the island and be aware of the potential hazards when viewing.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sketches.crowned.atlas

SOLICITORS

Anderson Macarthur Solicitors
Old Bank of Scotland Buildings
Stornoway
Isle of Lewis
HS1 2BG

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The island is remote and access is not straightforward. Appropriate caution should be exercised at all times during inspection.


THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.





Legend


 Gasker Boundary

Galbraith

Galbraith, Clark Thomson House
Fairways Business Park, Inverness IV2 6AA
Tel: 01463 234 343
Email: inverness@galbraithgroup.com

Gasker Island Sale Plan

Date: 08/07/2025
Revision: -1-

0 25 50 75 100 m 

Page Size: A3 Scale: 1:3500

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the

acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2025.





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