

Buying a House

Where to get information

Anyone interested in buying a house in Shetland should get in touch with [Shetland's Solicitors and Estate Agents](#), most of whom are based in Lerwick. They will be happy to provide information on available properties by phone, post, meetings at their offices, by email and most have their own websites. Click [here](#) for a list of all Shetland's Solicitors and Estate Agents. If you would like to [buy your council house, click here](#).

Decrofting

Even when buying an existing property, particularly in rural areas, it is important to establish whether the property is [decrofted](#). Some are now subject to compensation claims where this did not take place. To find out about decrofting, visit the [Crofters Commission website](#).

House prices and differentials within Shetland

Please see the [Housing Need and Demand Assessment](#) for Shetland.

There is a significant housing demand in Lerwick, Scalloway and the surrounding areas and an increasing need for more homes in Shetland to meet demand. Single person households are expected to make up to 38% of all households in Shetland by 2014.

'Average' house prices in Shetland tend to be distorted in small communities due to the low number of houses being sold, and sometimes occasional large old houses being sold for considerably more than the true average.

For further information on house prices, please use the links on this webpage, and please see the [Housing Links](#) page.

**Shetland Islands
Council**



This Information Sheet is a reproduction of the **Housing Options Guide – Buying or Building a House without Grant Assistance (Buying a House)** section.

If you would like this information produced in any other format, please telephone 01595 744360 or email housing@shetland.gov.uk.

Useful Links

Solicitors and Estate Agents

www.shetland.gov.uk/housingoptionsguide/buyingandbuilding/LocalSolicitorsandEstateAgents.asp

Crofters Commission

www.crofterscommission.org.uk/

House Price Scotland

www.housepricescotland.co.uk/

My House Price

www.myhouseprice.com/

Our Property

www.ourproperty.co.uk/

Up My Street

www.upmystreet.com/

The Shetland Local Plan

www.shetland.gov.uk/developmentplans/GuidanceAdvice.asp

Housing Links

www.shetland.gov.uk/housing/HousingLinks.asp

Documents

Decrofting Leaflet

www.crofterscommission.org.uk/documents.asp?catid=10#open

The Shetland House

www.shetland.gov.uk/developmentplans/GuidanceAdvice.asp