



An excellent opportunity to purchase prime arable land situated in the renowned farming region of Easter Ross.

- Invergordon 4.5 miles
- Tain 7 miles
- Inverness 28 miles

**PRIME ARABLE LAND,  
KILDARY,  
EASTER ROSS, IV18 0NE  
OFFERS OVER: £145,000**

## Description

Contained within a single field, this prime arable land extends to approximately 11.01 hectares (27.20 acres), and is considered productive for the region. It is generally level, easily worked and is currently in arable production. Lying approximately 20 metres above sea level and close to the Cromarty Firth, it benefits from a coastal climate which contributes to favourable cropping conditions. The James Hutton Institute Land Capability for Agriculture identifies the land as predominantly Grade 3.1, with a small corner of Grade 3.2. Grade 3.1 land is identified as being capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range of crops. Arable land in this region is often managed in rotations which include potatoes and other root crops, as well as oil seed rape, wheat and barley. Cultivations within the field are unimpeded. The land is registered with the Crofting Commission as a croft.

## Situation

The land is situated adjacent (east) of the mainline railway between Invergordon and Fearn, and the A9 trunk road. Access and egress is taken directly from a minor public road which forms the southern boundary. This road connects onto the A9 (west) and the B817 (east) to the south of Milton of Kildary at the settlement of Kilmuir. The settlement of Invergordon is approximately 4.5 miles to the southwest and Tain is approximately 7 miles to the north. The City of Inverness is approximately 28 miles to the south via the A9.

## Services

So far as the selling agents are aware, mains services are within close proximity. However, prospective purchasers are advised to make their own enquiries regarding the provision of services.

## Planning

As there is a requirement for an owner occupier of a registered croft to live within 32 kilometres of the croft, there may be an opportunity for certain purchasers to seek planning consent for permission to construct a house on the land. Purchasers will require to make their own enquiries in this regard. Neither the selling agents nor the vendor have made any enquiries regarding planning. The vendor will seek to agree a clawback provision which will be triggered in the event of planning consent being granted for development.

## Viewing

Viewing is generally to be on an unaccompanied basis, but there may be the opportunity to be accompanied upon request.



## Servitude rights, burdens and wayleaves

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves and any other third-party rights, however constituted.

## Ingoing Valuation

The purchaser shall, in addition to the purchase price, be obliged to take over and pay for all growing crops, seeds, lime, fertiliser and sprays with an increment representing an enhanced value of the establishment and age of such crops.

## Subsidies

No Basic Payment Entitlements or any other subsidy are included in this sale.

## Mineral Rights

Insofar as they are owned, the mineral rights are included in the sale.

## Sporting Rights

Insofar as they are owned, the sporting rights are included in the sale.

## Closing Date

A closing date may be fixed and prospective purchasers are advised to register their interest with the selling agents. Prospective purchasers should note that, unless their interest in the property is so registered, no guarantee can be given that notice of a closing date may be advised and consequently the property may be sold without notice.

## Date of Entry

To be by mutual agreement but it is expected to be after the standing crop is harvested.

## Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

## Offers

Offers in Scottish Legal Form should be submitted to the Selling Agent at their Inverness office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law.

## Anti-Money Laundering

Prospective purchasers will be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended Purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the Seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

## Additional Information

There are no warranties or guarantees included in this sale.

## Enquiries to:

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## Solicitors:

MacLeod and MacCallum  
28 Queensgate  
Inverness, IV1 1DJ

## Agent's notes

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. Any photographs displayed in these particulars depict only part of the property and it should not be assumed that any items seen therein are included in the sale, or that the property remains as displayed in the photographs. No assumptions should be made regarding other parts of the property that have not been photographed. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. Where applicable all rentals and prices are quoted exclusive of VAT unless otherwise stated. Should there be any discrepancy between these particulars and the Missives of Sale, the latter shall prevail.

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