

**LAND FOR SALE**  
**CULLICUDDEN,**  
**BLACK ISLE IV7 8LL**  
**14 acres (5.66 hectares)**



DINGWALL & HIGHLAND MARTS LIMITED

**HIGHLAND**  
— R U R A L —  
VALUE FROM LAND

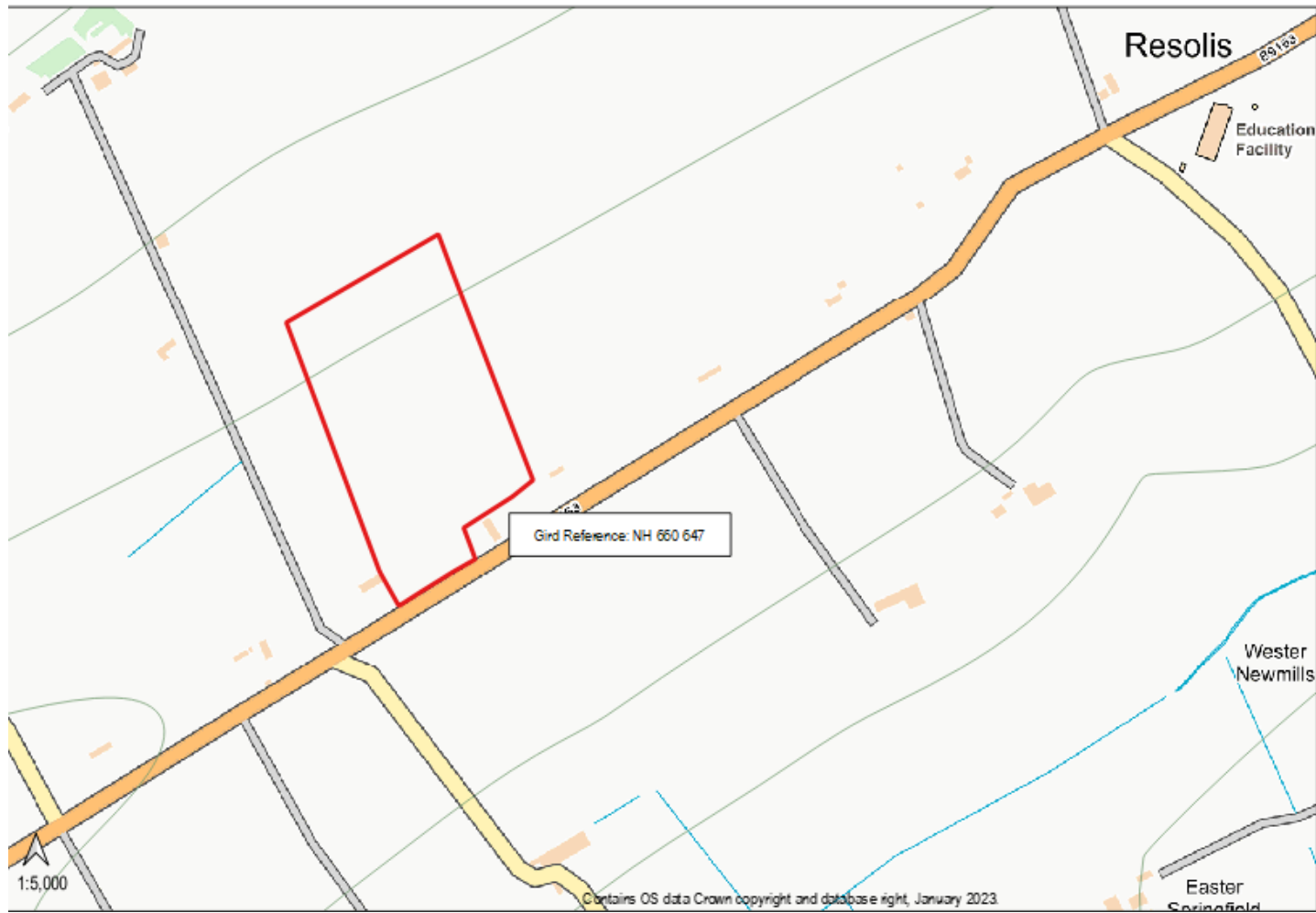
Offers over £100,000

A rare opportunity to acquire arable land on the Black Isle in great heart and enjoying a beautiful aspect. The field is known as Achbeag and formerly five parts is now one useful block, currently in stubbles after a cereal crop the ground is Macaulay Grade 3.1, suitable for grazing a wide range of crops and is gently sloping and well drained.

The field has good road frontage to the B9163, with water and electricity believed to be on site and a running ditch to the North.

The views have to be seen to be appreciated.





Approximately 14 acres of Field NH/65971/64877 Registered with SGRPID as Payment Region 1.

Date of entry - By mutual arrangement.

Offers - Offers should be submitted in Scottish legal terms to the selling agents, Dingwall & Highland Marts, (LAND AT CULLICUDDEN), Bailechaul Road, Dingwall, IV15 9TP. The Seller reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

Closing Date – A closing date may be fixed.

The property is being jointly marketed by Dingwall and Highland Marts and Highland Rural. Any enquiries should be directed to [info@highlandrural.com](mailto:info@highlandrural.com) or 01349 860 409.

Viewing – Viewing is permitted at any time during daylight hours subject to contacting the selling agents in advance. Viewers are asked to be mindful of their personal safety when visiting the property, vehicles may reverse park on the field gateway at their own risk.

Anti Money Laundering Regulations (AML) – Please note that under the 2017 AML Regulations we are legally required to carry out money laundering checks against purchasers.

Important notice – Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of the contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Sellers or Dingwall & Highland Marts Limited.
5. Measurements are approximate and must not be relied upon.
6. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.