



DINGWALL & HIGHLAND MARTS LIMITED

HIGHLAND
— R U R A L —

Highland Rural
01349 860409

**STITTENHAM FARM,
ARDROSS**

STITTENHAM FARM, ARDROSS

EQUIPPED LAND AND FORESTRY FOR SALE WITHIN EASY REACH OF INVERNESS

- Alness 3.75 miles Inverness 24.5 miles
- 31.77 hectares/78.5 acres

Offers over £315,000

- Good quality grazing pasture
- Productive and amenity woodland
- Substantial farm buildings
- Accessible but scenic location

Contact Pippa Cliff (07842 725601 pippa@highlandrural.com) or Phil Dean (07825 295538 phil@highlandrural.com)

LOCATION

Stittenham Farm is located directly south of the rural settlement of Stittenham, some 3.75 miles north of Alness and 24.5 miles north of Inverness. The local area is scenic but accessible, offering good local amenities and commuter links, yet retaining a rural feel.

DESCRIPTION

The land at Stittenham Farm offers an attractive mixed portfolio of grassland together with productive and amenity forestry plantations. There are two good quality grazing fields extending to 9.35 hectares (James Hutton Institute Land Capability for Agriculture Scale 4(2)) in total, with a further area of rough grazing and native woodland which extends to 3.48 hectares. The holding benefits from a range of farm buildings, including two principal steadings, the first of which has a floor area of approximately 486m² and the second of which has a floor area of approximately 531m². There are additional, smaller buildings adjacent to the steading, together with a large concrete apron. There may be potential to redevelop some of the farm buildings, subject to the appropriate consents.

There is a stand of approximately 3.79 hectares of mature Scots Pine which was planted in 1965 (approximately). Whilst there is an opportunity to realise income from felling this block, it also offers high biodiversity and natural capital value, adjoining the nationally important Morangie Forest Special Protection Area.

The additional areas of mixed conifer/broadleaf amenity woodland amounts to 10.88 hectares in total, comprising 4.2 hectares of Sitka Spruce growing at an estimated yield class of 12-14, 0.7 hectares of mixed conifers (Larch and Scots Pine), 2.0 hectares of mixed broadleaves and 3.98 hectares of open ground. The woodland is well stocked with a high biodiversity value of mixed habitats and woodland margins, with future income potential (subject to appropriate permissions and subsequent restocking obligations) from the felling of the conifer components.

IACS AND SUBSIDIES

All of the land is registered for IACS purposes. There are no Basic Payment Scheme entitlements included in this sale. All of the land has been designated as being in a Less Favoured Area.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, real burdens, servitudes, wayleaves and others however constituted, and purchasers will be deemed to have satisfied themselves in respect thereof.

DATE OF ENTRY

By mutual arrangement.

OFFERS

Offers should be submitted in Scottish legal terms to the selling agents, Dingwall & Highland Marts, (STITTENHAM FARM), 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 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 park before the locked gate, and take access on foot thereafter, and to be mindful of their personal safety when visiting the property. Internal access to the buildings will not be available without prior arrangement with the selling agents. Vehicles may reverse park on the field gateway at their own risk. The What3Words location of the farm entrance is: mankind.submitted.exposing

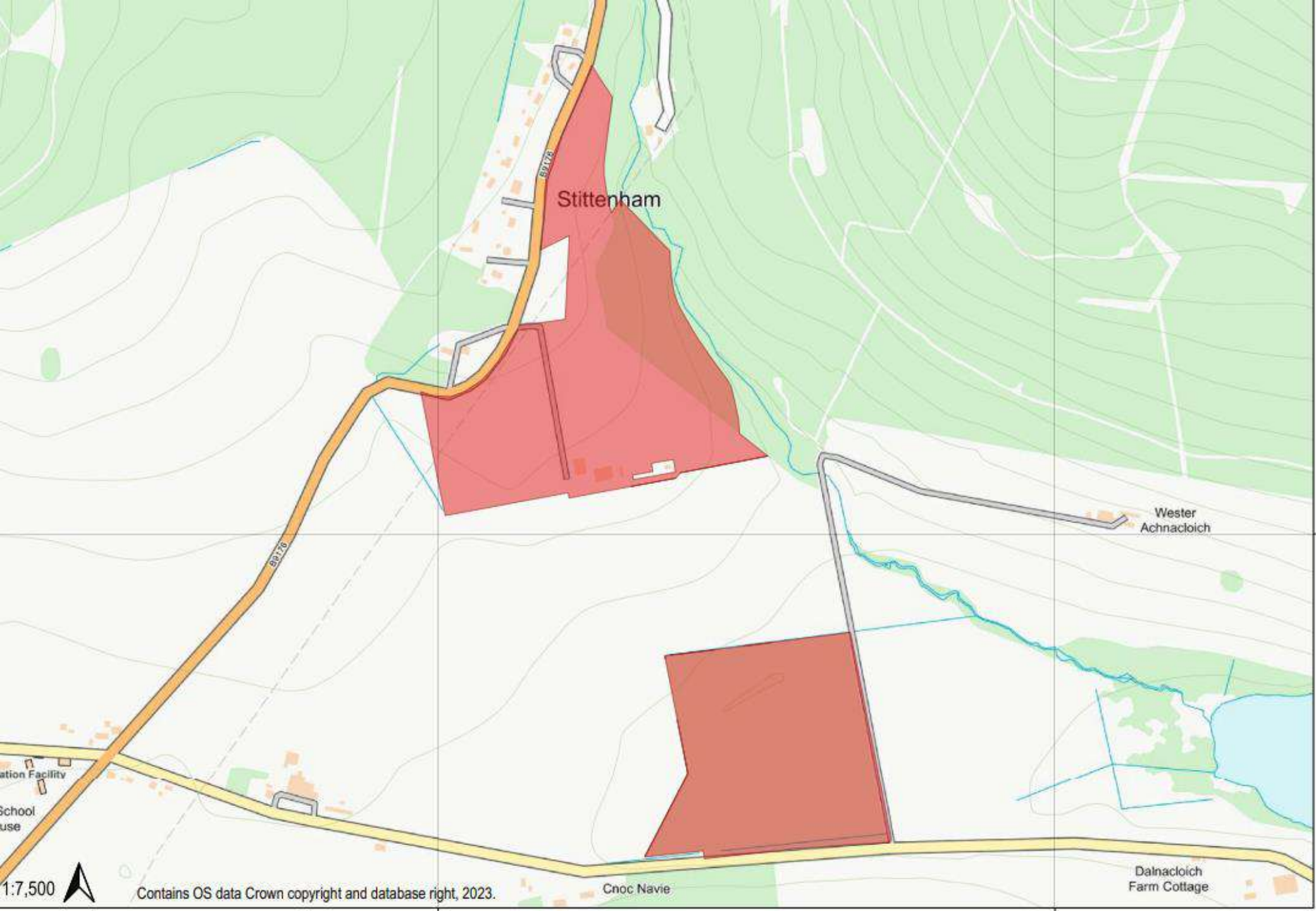
ANTI MONEY LAUNDERING REGULATIONS (AML)

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/Highland Rural.
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.



Stittenham

Wester
Achnacloch

ation Facility
School
house

1:7,500

Contains OS data Crown copyright and database right, 2023.

Cnoc Navie

Dalnacloich
Farm Cottage









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Particulars prepared June 2023

Photographs taken May 2023