

An aerial photograph of a rural landscape. In the foreground, there are green fields and a large brown field filled with hay bales. A road runs through the middle of the landscape. In the background, there is a large blue lake and rolling hills under a clear blue sky.

Galbraith

LAND AT MUIR OF CULLICUDDEN,
RESOLIS, BLACK ISLE



LAND AT MUIR OF CULLICUDDEN, RESOLIS, BLACK ISLE

A productive parcel of easily accessed quality Black Isle farmland

Dingwall 10 miles ■ Inverness 27 miles

- Good quality arable / grassland
- Subject to crofting tenure
- Well-proportioned fields
- Easy access from the public road
- Stunning position on the Black Isle

FOR SALE AS A WHOLE OR IN TWO SEPARATE LOTS

Lot 1 About 35.53 acres / 14.37ha
Offers over £250,000

Lot 2 About 4.67 acres / 1.88ha
Offers over £40,000

As a whole About 40.2 acres (16.26 ha)
Offers Over £290,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

The land at Muir of Cullicudden lies in a spectacular setting at the heart of the Black Isle. With access taken direct from the public road (B9163) the property enjoys a stunning outlook over the Cromarty Firth and to Ben Wyvis, a renowned Munro.

The countryside of the Scottish Highlands is varied, from the fertile, rolling farmland of the Black Isle to the inland moorlands and rugged mountains of Ross-Shire and the west coast. The land at Muir of Cullicudden has easy access to this highly acclaimed landscape which provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities, from way-marked walks and cycle trails on the Black Isle, to sailing on the beautiful west coast and skiing and adventure sports in the Cairngorms National Park.

Inverness, about 27 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe whilst Dingwall (about 10 miles) offers an excellent range of local amenities.

DESCRIPTION

The land at Muir of Cullicudden is located on the very popular Black Isle known for its productive fertile land. The property sits about 4 miles north east of the village of Culbokie, around 18 miles north of Inverness. The property is vacant croft land and enjoys an elevated position with wonderful views across the Cromarty Firth and surrounding agricultural landscape.

The land extends in total to about 40.2 acres / 16.26 ha and is split into six well-proportioned fields. The land is graded 3.2 by Hutton Land Capability for Agriculture maps and rises from approximately 71m to around 81m above sea level. This productive land is gently sloping and relatively easily worked by machinery. The holding appears to be generally well drained and in good heart and is capable of arable cropping and production of good grass leys. Surrounding some of the fields are neighbouring shelter belts providing good weather breaks for livestock. It is understood that the land is served by a mains water connection with troughs located in both lots..

The property is available for sale as a whole or in two separate lots. Lot 1, includes 5 separate fields located on either side of the public road, two fields to the north and three to the south of the road. In total, Lot 1 extends to about 35.53 acres / 14.37ha. Lot 2 comprises a single field located to the north of the public road and extends to about 4.67 acres / 1.88ha.

CROFTING TENURE

The land comprises 'Sunnylea' Croft, registered on the Register of Crofts under reference R6230 and in the Crofting Register under reference C10915. The status is currently 'vacant'. Any purchaser will become the landlord of part of a vacant croft. The status in either case is an important point to consider and we recommend prospective purchasers take independent and specialist advice at an early stage

IACS

All the farmland is registered for IACS purposes.

BASIC PAYMENT SCHEME (BPS) 2025

The Basic Payment Entitlements will be available for sale by separate negotiation.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

The Highland Council, Glenurquhart Road, Inverness IV3 5NX

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government Agriculture and Rural Economy, Longman House, 28 Longman Road, Inverness, IV1 1SF. Tel: 0300 244 4968 SGRPID.inverness@gov.scot



MINERALS

The mineral rights are included in so far as they are owned.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

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

FIXTURES AND FITTINGS

There are no fixtures or fittings included within the sale. The subjects include the bare land only.

DIRECTIONS

From Inverness take the A9 north. At the Tore roundabout continue north. Turn right onto the B9169 signposted to Culbokie. Once you have reached Culbokie continue on this road for another 4 miles where the land is located on both sides of the road at Cullicudden.

POST CODE

IV7 8LL

WHAT3WORDS

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

Blanket.storming.transmits

SOLICITORS

Middleton Ross (Dingwall).

CLAWBACK DEVELOPMENT CLAUSE

With regard to the field comprising Lot 2, The vendor reserves the right to claim 33% of any uplift in value as a consequence of planning consent being obtained for any development within a period of 10 years from the date of purchase. Further details to be made available from the vendors solicitor.

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.

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HEALTH & SAFETY

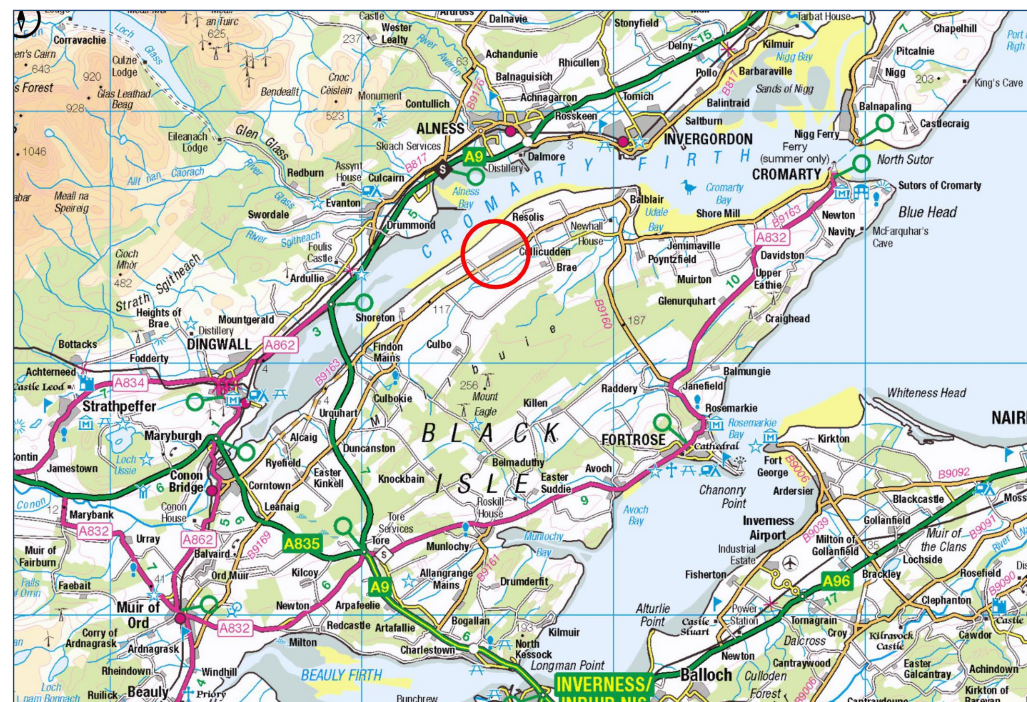
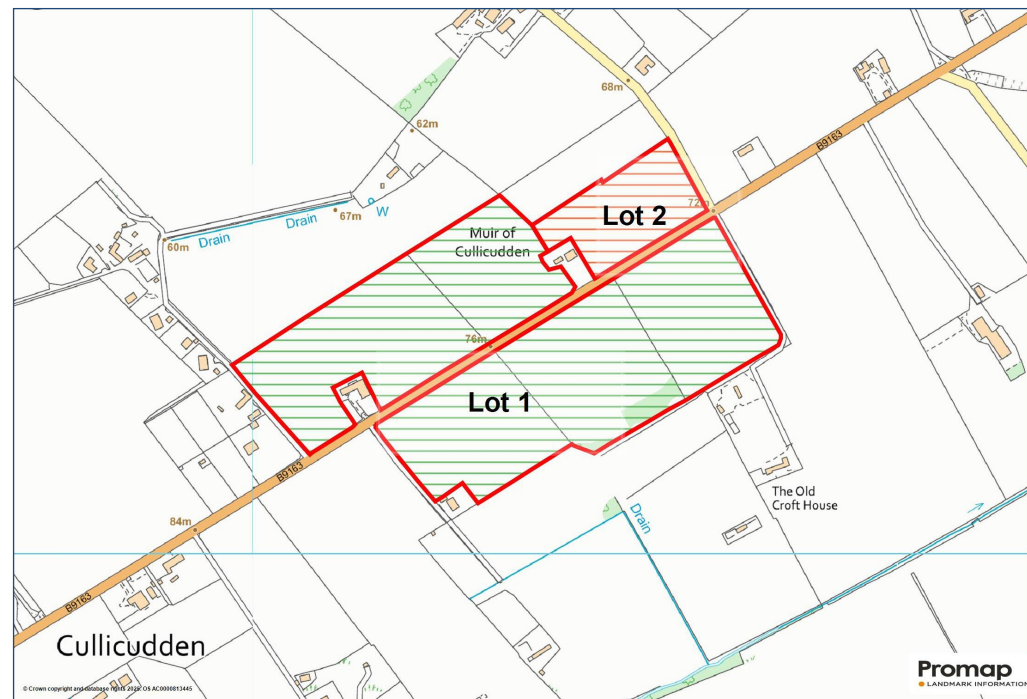
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 434600. Email: alistair.christie@galbraithgroup.com.



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, together with proof of funding and Identification. 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. Photographs taken in August 2025



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