



THE LANDLORD'S INTERESTS IN NEWLANDS OF CLANS
LOCH FLEMINGTON, INVERNESS, HIGHLAND

Galbraith



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The Landlord's interests in a delightful Nairnshire smallholding

Cawdor 3.5 miles ■ Nairn 5.5 miles ■ Inverness 11.5 miles

- Subject to a secure agricultural tenancy
- Traditional 3 bed dwelling
- Range of farm buildings
- Good quality farmland
- Accessible and peaceful rural setting

About 59.45 acres (24.06 ha)

Offers in region of £250,000

Galbraith

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SITUATION

Newlands of Clans is a delightful smallholding located in a stunning, semi-rural setting to the north-west of the charming village of Cawdor and about five and a half miles south-west of Nairn. A primary school, village shop and a restaurant can be found in Cawdor while Nairn offers further day to day amenities. The surrounding area is unspoilt and varied from beaches and harbours to woodland and dramatic mountain ranges. Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. The city has good communications by both road and rail and the airport offers regular flights to the south and Europe.

DESCRIPTION

The sale comprises the landlord’s interest in a delightful smallholding at Newlands of Clans between Cawdor and Nairn. Extending to about 59.4 acres in total, the property includes a detached three bedroom farmhouse, various farm buildings and good quality farmland. The property is being sold subject to a secure agricultural tenancy (Agricultural Holdings (Scotland) Act 1991) and has a passing rent of £1,600 per annum payable in advance on Whitsunday (28th May) of each year. The passing rent has not been reviewed for several years and it is anticipated that subject to serving the correct notices and ensuring compliance with all aspects of the Agricultural Holdings (Scotland) Act 1991, there may be scope to increase this to the current market level. The sitting tenant (aged 61) and his wife have occupied the property for many years and have expressed their desire to remain on the farm for the foreseeable future.

The farmhouse provides comfortable accommodation over one and a half storeys and includes a hall, kitchen, bathroom, sitting room and three bedrooms. It is in reasonable condition albeit may be considered dated by modern standards. Located opposite are a range of farm buildings including a traditional steading which is based around an older stone ‘L’ shaped byre under a corrugated tin roof together with various timber additions and a modern portal frame infill used as a small cattle court. The steading is in poor condition but may present a reasonable opportunity for development subject to obtaining all necessary consents. Divided between 11 separate enclosures, the land is used for grazing livestock with turnips (fodder) grown on rotation. It comprises mainly grades 3(2) and 4(1) land as classified by the Hutton Institute and is capable of growing barley and root vegetables. It also comprises some 7 acres of woodland / scrub.



Field No.	Ha	Acres	Land Use Classification	Use
1	3.13	7.73	3.2	Farmland
2	0.28	0.69	3.2	Farmland
3	2.96	7.31	3.2	Farmland
4	3.72	9.19	3.2 & 4.1	Farmland
5	0.54	1.33	4.1 & 3.2	Farmland
6	3.71	9.17	3.2	Farmland
7	1.04	2.57	3.2	Farmland
8	2.54	6.28	3.2 & 4.1	Farmland
9	2.63	6.50	3.2	Farmland
10	1.27	3.14	4.1	Woodland/Scrub
11	1.59	3.93	4.1	Woodland/Scrub
Other	0.65	1.61		Buildings etc.
Total	24.06	59.45		

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold Landlord's interest in heritable property	Oil	Band D	Available	Available	G

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From the A96, between Inverness and Nairn turn onto the B9090. In Clephanton turn left onto the B9091. After about a mile turn left onto an unnamed road. Newlands of Clans is located on the left hand side. (see site and location plans for details).

POST CODE

IV2 7QR

WHAT3WORDS

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

SOLICITORS

Harper Macleod LLP, Inverness Office

LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

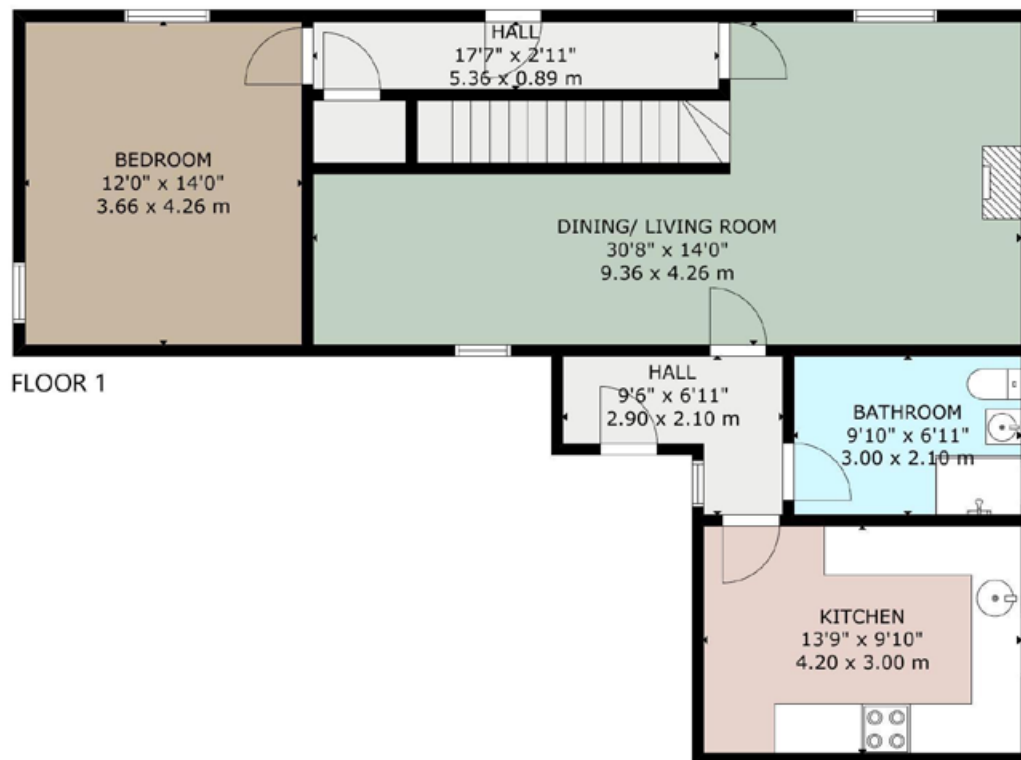
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

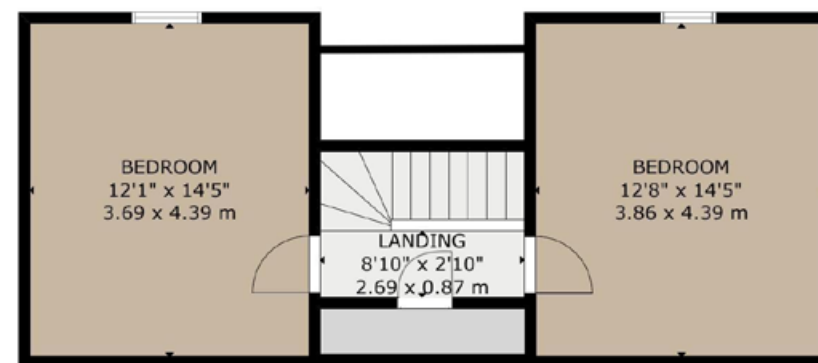
IMPORTANT NOTES

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. 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. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025





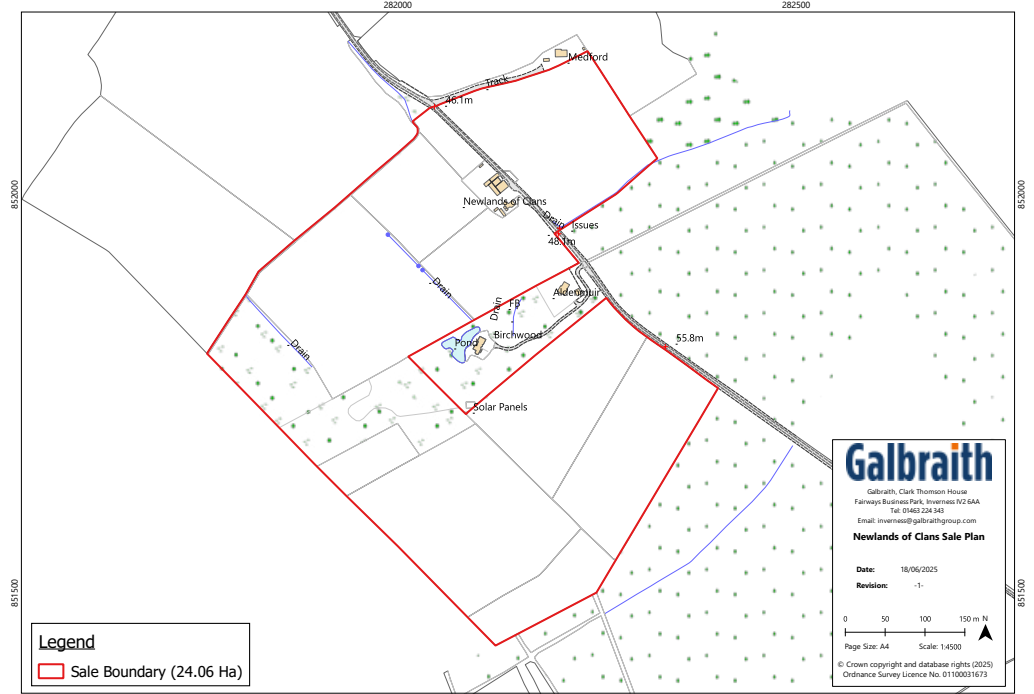
FLOOR 1



FLOOR 2

Newlands of Clans, Loch Flemington, Inverness, IV2 7QR

GROSS INTERNAL AREA
TOTAL: 120 m²/1,293 sq ft
FLOOR 1: 81 m²/874 sq ft, FLOOR 2: 39 m²/419 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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