



CLYNEMILTON FARM
BRORA, HIGHLAND

Galbraith



CLYNEMILTON FARM, BRORA, HIGHLAND

An attractive and productive livestock farm with an in-hand hydro scheme

Brora 2 miles ■ Tain 25 miles ■ Inverness 60 miles

Acreage 947.97 acres (383.64 hectares)

Offers Over £2,000,000

- Attractive detached farmhouse
- Two derelict cottages with scope for development
- A range of modern and traditional buildings
- Mixture of owner-occupied croft land and non-crofted land
- Extensive areas of young and established woodlands
- In-hand 99kW hydro scheme
- Easily accessible via the A9
- Close to a wide range of services
- On the NC500 tourist route

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Clynemilton Farm is located about 2 miles north of the village of Brora in Sutherland. The property is easily accessible via the A9 and enjoys spectacular views of the coast and surrounding farmland.

Brora is in an area of the Highlands popular for its beautiful beaches, links golf courses and stunning landscape. This unspoilt region offers many pursuits for the outdoor enthusiast including walking and hill climbing as well as golfing, fishing and stalking. Brora has a supermarket, general shops, restaurants, hotel, primary school, railway station and links golf course, while nearby Golspie has schooling up to secondary level, a railway station and another popular golf course. Dornoch and Tain are both within easy reach and offer further shops and facilities. Inverness, about one hour and twenty minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Clynemilton Farm is located in a coastal setting and comprises a detached farmhouse, two derelict cottages in need of renovation, a range of farm buildings and a combination of crofted and non-crofted land extending to about 947.97 acres (383.64 hectares) in total.

Clynemilton Farmhouse

An attractive traditional farmhouse, with a substantial extension which was added in 2021. Predominantly constructed of harled stone under slate, the accommodation is provided over two storeys (accessed via two staircases) and includes:

Ground Floor:

Porch. WC. Utility Room. Pantry. Kitchen. Dining Room. Entrance Hall. Office. Sitting Room. Conservatory.

First Floor:

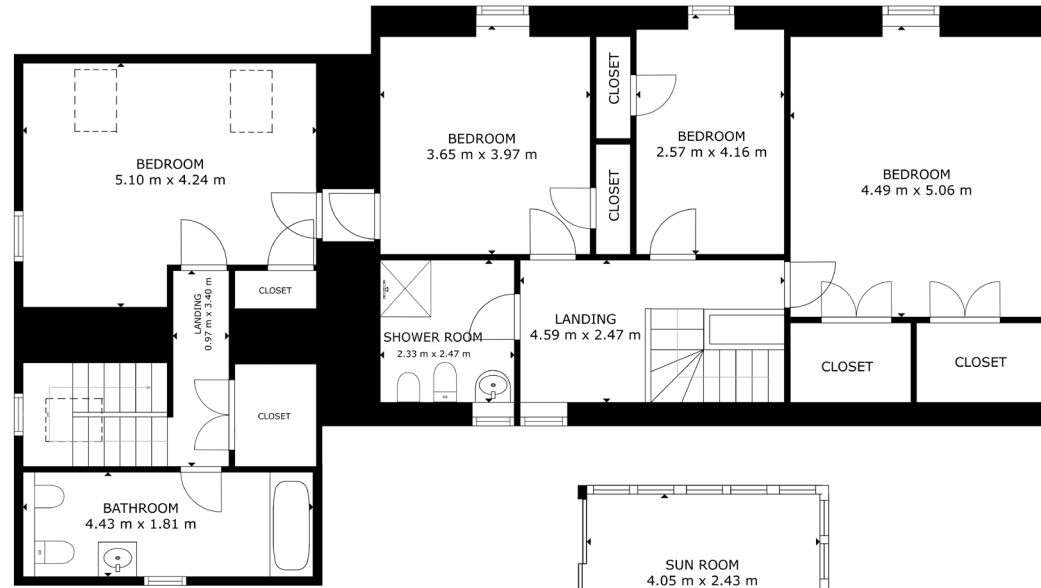
Landing. Bathroom. Shower Room. Four Bedrooms.

The farmhouse has a lovely bright and airy feel with large windows and doors flooding the interior with natural light. It is heated using smart electric radiators and a woodburning stove and is served by mains electricity (connected to the farm hydro scheme), a private water supply and drainage via a wastewater treatment system. The house has wonderful coastal views and benefits from a stone walled garden with a lawned area and vegetable patch.

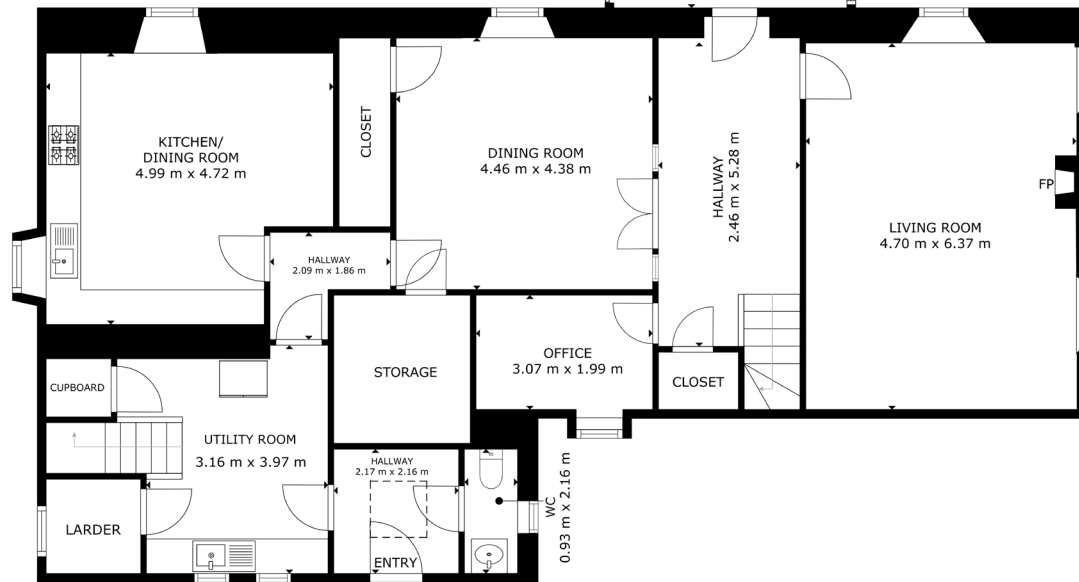




CLYNEMILTON FARM, BRORA



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 159 m², FLOOR 2: 128 m²
TOTAL: 287 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC	Mobile	Broadband
Clynemilton Farmhouse	Private	Private	Mains	Electric	Band D	Owner Occupied	E (40)	Available	Available

Farm Cottages

There are two traditional stone under slate derelict cottages situated to the north of the farm steading which can be accessed in a 4x4 vehicle. It is understood that they do not have any services connected. The cottages offer significant scope for redevelopment subject to obtaining all necessary consents.

Farm Steading

There is a large yard area with a range of useful steading buildings, including:

Farmhouse Outbuildings:

Harled brick under tin workshop and storage sheds.

Hydro Powerhouse Shed:

Constructed of traditional stone under tin with adjoined block under tin livestock pens.

Pole Barn – Livestock Shed (10m x 22m):

Timer framed pole barn under tin with sheep handling facilities.

Traditional Stone Steading:

Traditional stone under slate ‘C shaped’ steading. Used currently as storage and houses dog kennels.

Steel Portal Framed Shed (19m x 15m) :

Modern steel portal framed shed with concrete floor, timber cladded sides and a part concrete floor.

Timber Framed Storage Shed (18m x 12m):

Timber frame under tin with concrete block walls and timber cladding.

Pole Barn (18m x 9.5m):

Timber framed pole barn with a tin roof and part tin cladded sides.

The Land

Clynemilton extends to about 947.97 acres (383.64 ha) or thereby and includes approximately 781.53 acres (316.28 ha) of owner-occupied crofted hill ground (Register No C10746) of which about 456 acres (184.55 ha) has been fenced for native woodlands planted in 2002, 2008 and 2017 respectively.

In addition, there is approximately 139.83 acres (56.59 ha) of in-bye ploughable and permanent grassland. Interspersed between the in-bye pasture are native woodlands extending to about 17.8 acres (7.2 ha) or thereby which were planted in 2012, 2017 and 2024 under forestry grant schemes available at the time. The mixed woodland on the property offers high amenity value and provides useful shelter/windbreaks for livestock.

The ploughable pasture is graded 3.2 (with a small section of grade 5.1), while the hill grazing to the north is graded 5.3 by the James Hutton Institute. The land rises from about 5m to 350m above sea level with a south facing aspect. It is understood that there is also foreshore rights included in the property title. Most recently, the farming operations have focused on finishing sheep (about 700 head). There is great connectivity throughout the holding allowing for easy movement of livestock.

The in-bye land is currently occupied under grazing agreements until 30th September 2025.





Clynemilton Hydro Electric Scheme

Included with the holding is a 99kW Gilkes hydro scheme that was installed on the farm and connected to the Clynemilton Burn in 2014. The weir of the hydro scheme sits to the north end of the crofted land and can be accessed via a well-maintained track. The powerhouse is located in the farm steading, also housing the farmhouse water treatment.

The electricity produced is used to power the farmhouse and farm steading while the remainder is exported to the grid. The hydro scheme also benefits from Feed-in Tariff (FiT) payments until 2034.

There is a third-party servitude right of access to extract water at the scheme weir. The monitoring equipment and apparatus including the water tank sits on the south bank of the Clynemilton Burn with pipework running through the land to the neighbouring property. It is understood that this also comes with a vehicular right of access to the water tank.

CROFTING TENURE

Part of the land is classified as owner occupied croft land. The purchaser would therefore become an owner-occupied crofter in terms of the Crofting Acts. This means that they are under a duty to be 1) ordinarily resident on or within 32 kilometres of the croft; 2) must not misuse or neglect the croft and; 3) actively manage the croft land. Prospective purchasers who have any concern in this regard should refer to the Crofting Commission for further information.

IACS

All the farmland is registered for IACS purposes and the farm code is 836/0057.

BASIC PAYMENT SCHEME (BPS) 2025

The Basic Payment Entitlements will be available for sale by separate negotiation. It is understood that there are 41.37 units of Region 1 and 131.54 units of Region 2 entitlements available. Further details of the Basic Payment Entitlement are available from the Selling Agent.

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 (BPS) 2025 for the remainder of the scheme year.

FORESTRY GRANT SCHEME

The new woodlands at Clynemilton Farm were planted under the Forestry Grant Scheme. The purchaser(s) will be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contract for the remainder of the schemes. For further details, please contact the selling agent.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

OVERHEAD POWERLINES

The Spittal - Loch Buidhe - Beauly 400kV overhead powerline is proposed to cross through a section of the crofted hill ground at Clynemilton. Further information regarding the scheme can be found at <https://www.ssen-transmission.co.uk/projects/project-map/spittal--loch-buidhe--beauly-400kv-connection/>.

LOCAL AUTHORITY

The Highland Council, Glenurquhart Road, Inverness IV3 5NX

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

The Links, Golspie Business Park, Golspie KW10 6UB

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

It is understood that the sporting rights over the crofted land are leased under two sporting agreements. One lease is to a third party until 2044 while the other is leased for a 175 year term until 2188. The remaining land is sold with the sporting rights included in so far as these rights form part of the property title.

FIXTURES AND FITTINGS

All fixtures and fittings currently present are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Clynemilton Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.

3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Head north from the village of Brora along the A9 for approximately 2 miles. Turn left at the sign for Clynemilton Farm, follow the farm track to the farm steading.

POST CODE

KW9 6LU

WHAT3WORDS

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

///grasp.eggshell.trumped

SOLICITORS

MacPhee and Partners, Airds House, An Aird, Fort William PH33 6BL

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Entry to the farm will be given on completion or such mutual time to be agreed by the seller and the purchaser(s). Vacant possession of the in-bye land shall be given by 30th September 2025, following the expiration of the current grazing agreements in place.





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.

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

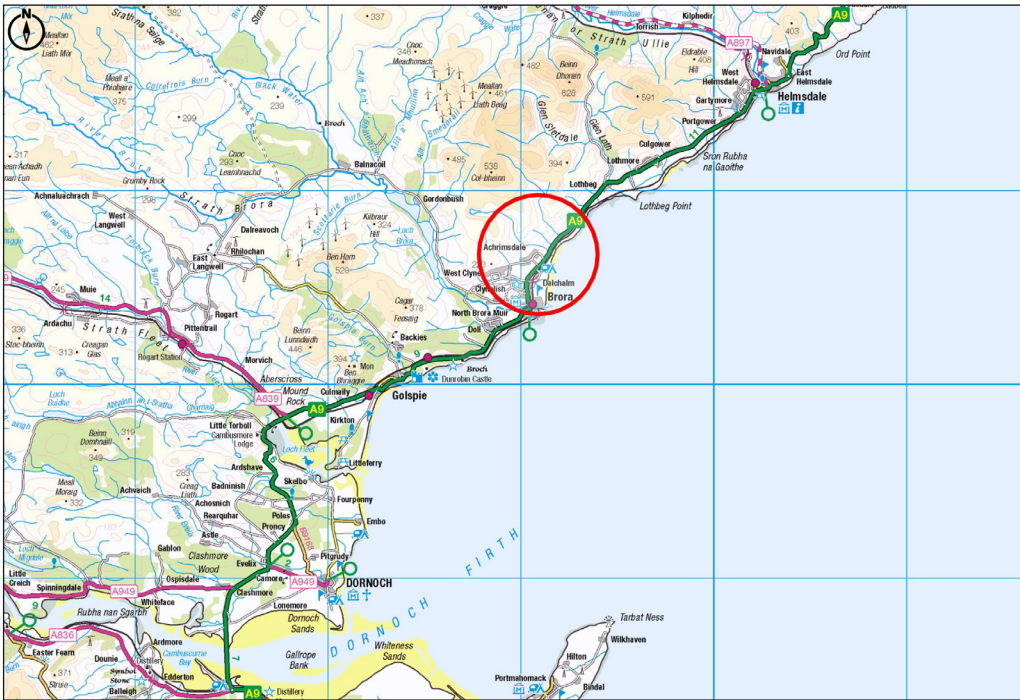
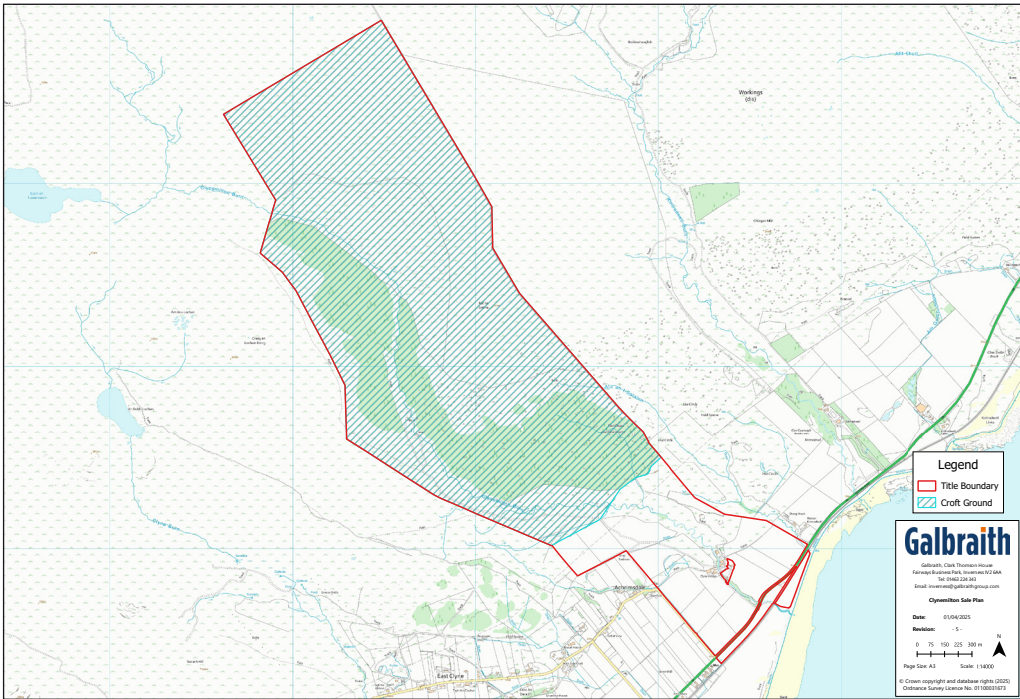
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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. 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 May 2025.







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