

Rockfield Farm

Portmahomack | Tain | Highland

Galbraith



High quality farm land on the highly sought after Tarbat Peninsula.



Tain 10 miles | Inverness 38 miles
(All distances are approximate)

About 402.2 acres (162.8 hectares)

135.7 ha (335.3 acres) arable

6.9ha (17.1 acres) grass

8.7ha (21.5 acres) rough grazing

Excellent quality arable grounds

High amenity including an area of rugged foreshore

Excellent farm buildings

FOR SALE AS A WHOLE

Offers in the Region of £2,300,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
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Situation

Rockfield Farm lies less than 2 miles south of the fishing village of Portmahomack on the Tarbat peninsula, a promontory lying to the north of Inverness between the Dornoch and Moray Firths. The property is in an outstanding setting with spectacular elevated views both over the Dornoch Firth to the mountains of Sutherland and the Moray Firth to the Moray Coast.

The area is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sheer cliffs and sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation and the renowned links golf courses, including the world famous Royal Dornoch Championship Course, attract visitors from all over the world.

The nearby village of Portmahomack has a post office, shop, primary school and restaurant, while nearby Tain (about 10 miles) has an excellent range of shops and amenities including primary and secondary schooling. Inverness (about 38 miles away) is about an hour's drive and has all the facilities of a modern city including its airport with regular flights to the South and Europe.



Description

Rockfield Farm extends to about 162.8ha / 402.2 acres and is divided between 17 principal enclosures, the vast majority of which (about 135.7ha / 335.3 acres) is suitable for arable cropping. According to the Hutton Institute Land Capability for Agriculture map, the land comprises a mix of grades 3(1) and 3(2) and has a gentle south-easterly aspect whilst an area of foreshore and rough grazing offers a dramatic backdrop and significant amenity value. In recent years, the farm has grown high yields of spring barley with grass and potato lets on rotation. The fields appear well enclosed with stone dykes and post and wire fencing and are in good heart and many are served by water troughs. A private farm track provides good access and which is used by two third party owned dwellings (Rockfield Farmhouse and Little Tarrel Castle) as well as four semi-detached cottages which are located adjacent to the steading complex. The table below shows the current land use at Rockfield.

Sitting at the centre of the farm is a very useful traditional stone built farm steading which has been re-roofed using box profile steel sheeting in recent years. The steading is occupied by several local trades including a firewood operator on a series of informal agreements. Located adjacent is a superb general purpose shed (constructed using a steel portal frame, part concrete walling and box profile side cladding and roof. The shed is used as a grain store as well as a useful store for straw, fertiliser and machinery.

Method Of Sale

Rockfield Farm is offered for sale as a whole

Farm Buildings

The farm buildings comprise:

General Purpose Shed (about 648m²)

Constructed using a steel portal frame, part concrete walling and box profile side cladding and roof, solar panels (12kW), automatic roller door, 3 phase power supply. Measuring approx. 18m x 36m and 6m to eaves.

Traditional Steading (about 828m²)

Constructed of stone under a box profile steel sheet roof. Divided into various stores and let on informal agreements to various local tradespeople.

IACS

All the farmland is registered for IACS purposes and the farm code is 91/745/0014

Nitrate Vulnerable Zone (NVZ)

The land at Rockfield Farm is not included within a Nitrate Vulnerable Zone.





Basic Payment Scheme (BPS)

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements may be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the current 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) for the remainder of the scheme year.

Less-Favoured Area Support Scheme (LFASS)

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

Local Authority

Highland Council

Scottish Government Rural Payments and Inspections Directorate

Scottish Government Agriculture and Rural Economy, The Links, Golspie Business Park, Golspie, KW10 6UB

Minerals

The mineral rights are included.

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.

Ingoing Valuation

The purchaser(s) of Rockfield 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

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

Post Code

IV20 1RG

Solicitors

Arthur & Carmichael, Dornoch Office, Cathedral Square, Dornoch, Highland, IV25 3SW

Viewing

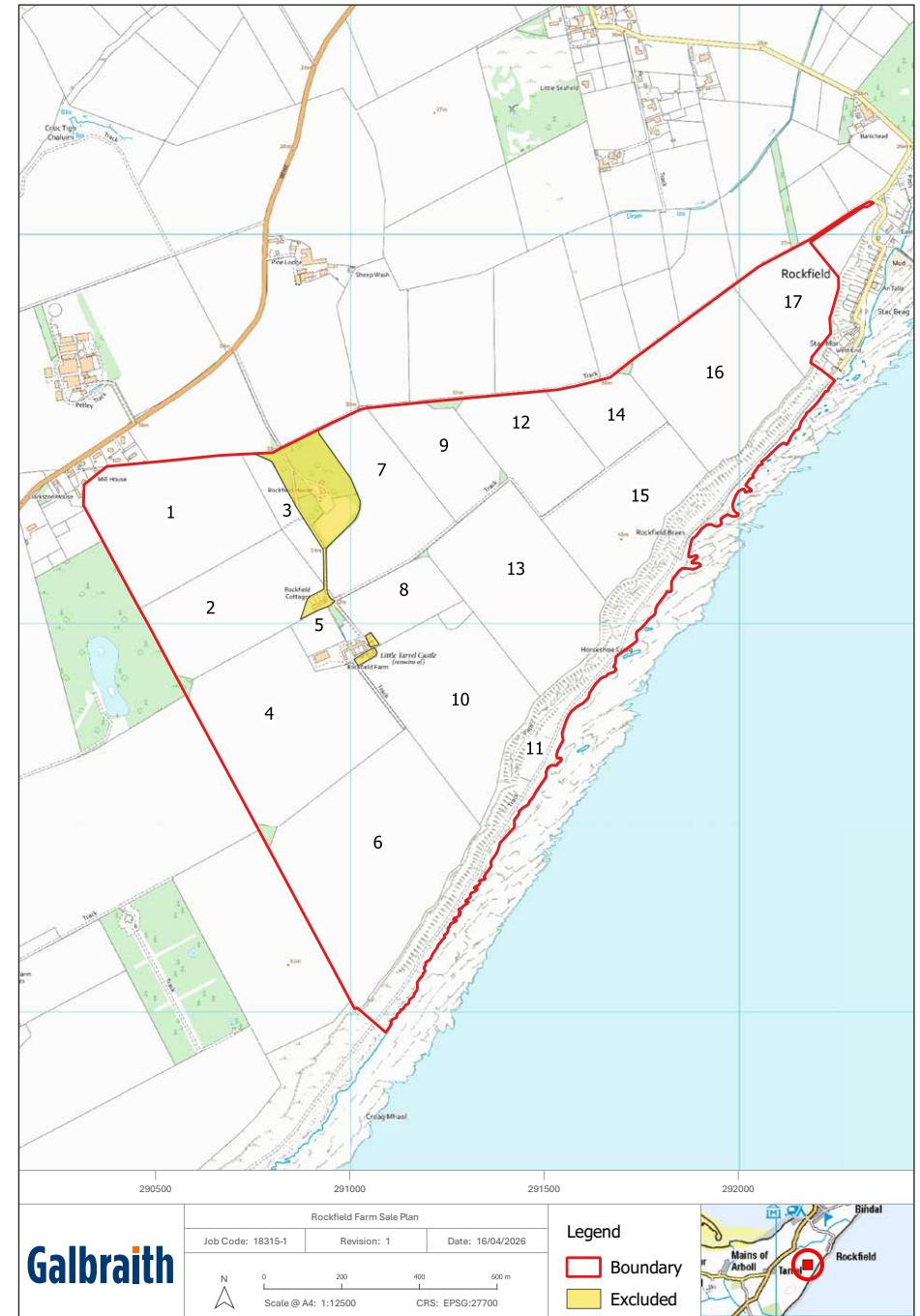
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343.

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.



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.

Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in confidence in our Galbraith Stirling office on 07500 794201 / email alastair.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 April 2026



Rockfield Land Use Table

Field No.	HA	AC	Land Use
1	12.68	31.33	Arable
2	9.51	23.50	Grass
3	1.99	4.92	Grass
4	15.97	39.46	Arable
5	1.03	2.55	Grass
6	20.63	50.98	Arable
7	8.82	21.79	Arable
8	4.30	10.63	Grass
9	5.44	13.44	Arable
10	12.74	31.48	Arable
11	8.72	21.55	Rough Grazing
12	6.70	16.56	Arable
13	13.17	32.54	Arable
14	4.07	10.06	Arable
15	9.10	22.49	Arable
16	11.39	28.14	Arable
17	5.50	13.59	Arable
Other inc. Tracks, Foreshore & Buildings	11.23	27.75	
Total	162.99	402.75	







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