

9 ARDMORE

EDDERTON, TAIN



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An owner-occupied croft with views of the Dornoch Firth

Tain 7 miles ■ Inverness 35 miles

About 52.39 acres (21.2 hectares)

Offers Over £285,000

- Good quality grazing pasture
- Well-proportioned paddocks
- Modern steel portal framed shed and other traditional agricultural buildings
- Easy access from the public road
- In a beautiful coastal setting

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

No 9 Ardmore is located on the edge of the village of Edderton approximately 7 miles north west of Tain. The property lies to the south of the Dornoch Firth with picturesque views of the surrounding countryside.

This area of Ross-shire is known for its beautiful coastline, varied countryside, dry climate and fertile farmland and it offers all the benefits of living in a peaceful, unspoilt region.

Tain has a good range of shops and amenities including major supermarkets, a railway station and schooling up to secondary level. Inverness, less than an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

DESCRIPTION

No 9 Ardmore extends to approximately 52.39 acres (21.2 hectares) of owner-occupied croft land (Register No. R1267) which is classified as Grade 3.2 by the James Hutton Institute. The fields are divided into well-proportioned paddocks of permanent pasture and served by mains connected water troughs. The land rises from approximately 2m to 8m above sea level at its highest point.

At the entrance to the croft there is a small yard area with a traditional harled stone outbuilding, a dutch barn and a livestock handling system. The sheds are served by mains electricity and water. To the east of the croft is a modern steel portal framed shed (approximately 18m x 12m) which has a mains water supply. It is understood that there is an electricity cable undergrounded to the shed, although this is not connected.

No warranties will be provided in relation to the services.

CROFTING TENURE

The land is classified as owner occupied croft land, whereby the owner is also the croft tenant. 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.

BASIC PAYMENT SCHEME (BPS) 2025

The Basic Payment Entitlements will 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 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-FAVOURED 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

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

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

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.

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

From Inverness take the A9 north crossing the Kessock and Cromarty bridges. Continue on the A9 bypassing Tain. At the Meikle Ferry roundabout, take the 2nd exit onto the A836. In 2.7 miles take the right turn onto Station Rd, follow this road for about 1.2 miles and the croft entrance will be on the right.

POST CODE

IV19 1LB

WHAT3WORDS

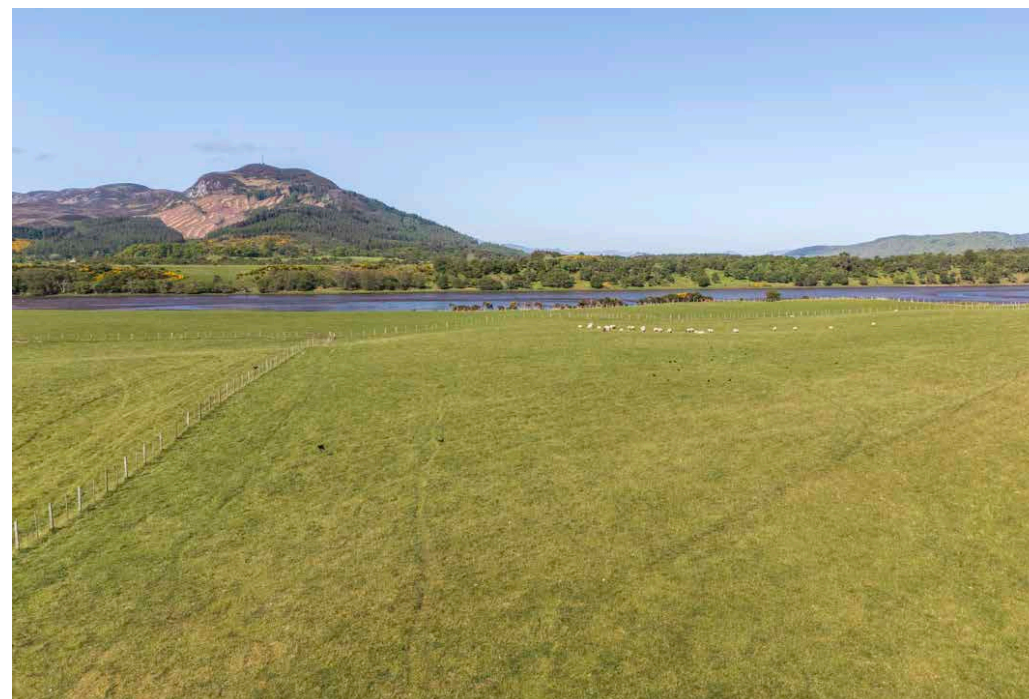
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: daunted.student.blip

SOLICITORS

Mackenzie & Cormack, 20 Tower St, Tain IV19 1DZ

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.

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.

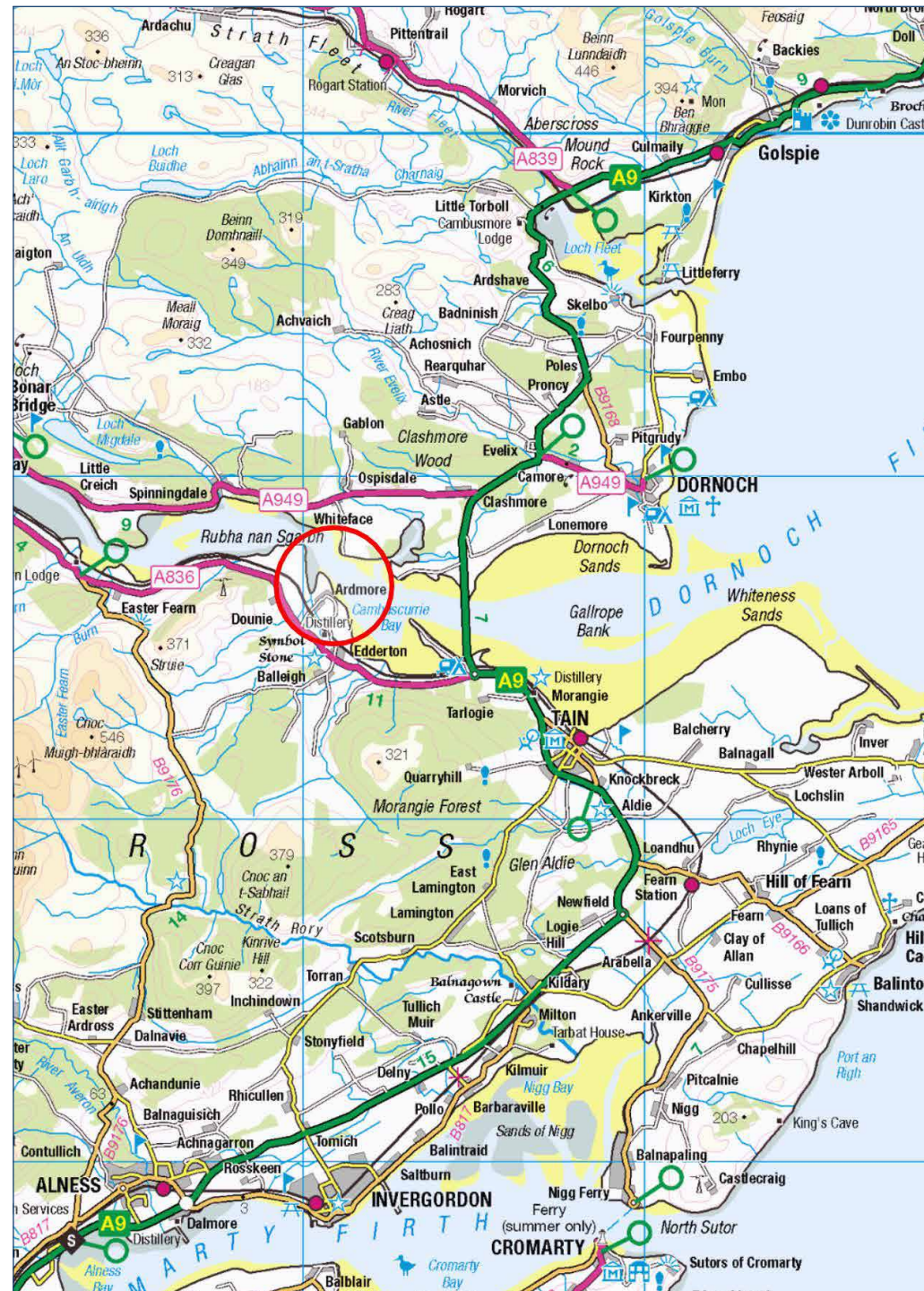
THIRD PARTY RIGHTS AND SERVITUDES

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.

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 May 2025.







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