

LAND AT CLEPHANTON INVERNESS, HIGHLAND

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Productive block of farmland in an accessible position

Croy 1.5 miles ■ Nairn 6 miles ■ Inverness 12 miles

Acreage 54.29 acres (21.97 hectares)

Offers Over £300,000

- 46.93 acres (18.99 ha) farmland
- 7.36 acres (2.98 ha) amenity woodland
- Good quality ploughable pasture
- Easily accessible location
- Land is subject to an Agri-Environment Climate Scheme

FOR SALE AS A WHOLE

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 **OnTheMarket**





SITUATION

The land at Clephanton is situated in an easily accessible location immediately to the east of the village of Clephanton, around 6 miles west of Nairn and 11 miles to the east of Inverness. The beautiful countryside surrounding Clephanton enjoys open farmland, riverside walks and wooded paths set against a backdrop of rugged moorland and hills, while just a short drive away is the coast with its wide sandy beaches. Nearby Cawdor is a historic village of meandering lanes and traditional cottages, with a village shop and pub with a restaurant. Inverness is within easy reach and has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The land at Clephanton lies to the north of the B9091 public road, and comprises four well-proportioned ring fenced fields of arable land (currently in grass) principally classified as having a Land Capability for Agriculture of Class 3.2 by the James Hutton Institute. In total, the land extends to approximately 54.29 acres (21.97 ha), of which 46.93 acres (18.99 ha) is of arable grade and 7.36 acres (2.98 ha) comprises amenity woodland. The land rises from approximately 66m to 78m above sea level at its highest point. The woodland includes a variety of mixed broadleaf species, primarily birch. According to NatureScot, part of the woodland is designated Ancient Woodland.

The land at Clephanton is occupied under a grazing agreement until 28th August 2024.

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

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

AGRI-ENVIRONMENT CLIMATE SCHEME

The land is subject to a Wader and Wildlife Mown Grassland Agri-Environment Climate Scheme (AECS), running from 2023-2027. The scheme primarily restricts the grazing and mowing of the farmland between 1st April and 30th June each year. It is a condition of the sale that the purchaser(s) sign the transfer obligation forms in respect of the AECS funding and will comply with the rules of the scheme for the remainder of the contractual period. Projected income is forecast to be approximately £7,358.73. Further details are available from the selling agents.

Year	Expected Annual Income
2025	£2,452.91
2026	£2,452.91
2027	£2,452.91

BASIC PAYMENT SCHEME (BPS)

Basic Payment Entitlement was established on 15th May 2015. There are no Basic Payment Entitlements available for sale.

Any payments relating to the 2024 scheme year will be retained by the current occupier. If applicable, the purchaser(s) will be responsible upon occupation for 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) 2019 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

Longman House, 28 Longman Road, Inverness, IV1 1SF

MINERALS

The mineral rights are included in the sale insofar as they are owned by the seller.

TIMBER

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

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

DIRECTIONS

From Inverness, take the A96 for 10 miles until turning right at the staggered crossroad signposted "Cawdor Castle & Gardens." Follow the B9090 for 1.5 miles into Clephanton and turn left at the crossroad in the middle of the village onto the B9091. The land is on the left immediately after the row of houses.

POST CODE

IV2 7QS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///buildings.dimension.artist.

SOLICITORS

Harper Macleod LLP, Inverness Office, Alder House, Cradlehall Business Park, Inverness, Highland, IV2 5GH

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

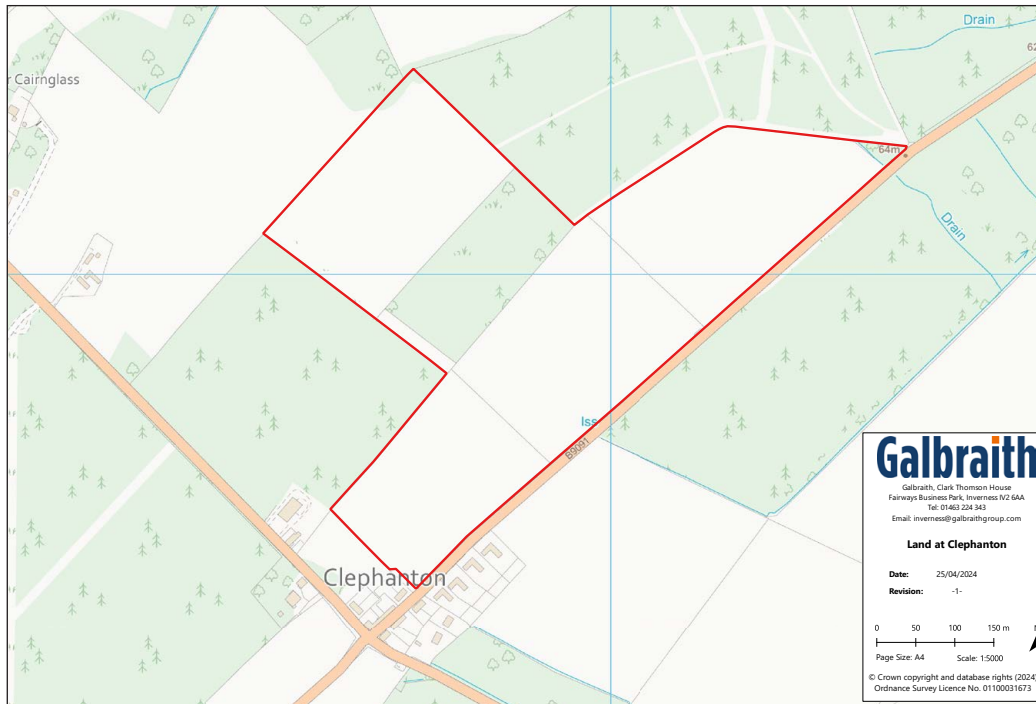
Vacant possession will be given on 28th August 2024 following the expiration of the existing seasonal grazing agreement.

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.

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 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 Claire Acheson in our Galbraith Inverness office on 01463 245353 or by email at Claire.Acheson@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 2024.



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