

Galbraith

GLENBURNIE FARM
JANETSTOWN, THURSO





GLENBURNIE FARM, JANETSTOWN, THURSO

An attractive and productive livestock farm

Thurso 2.9 miles ■ Wick 23.5 miles ■ Lairg 78.4 miles

- Good quality pasture
- Mix of traditional and modern agricultural buildings
- Detached cottage
- Farmhouse and grazing paddocks
- Easily accessible location

FOR SALE AS A WHOLE OR IN 2 LOTS

Lot 1 - Glenburnie Farm, Agricultural Buildings and Murrayfield Cottage

About 112.51 acres / 45.53 ha
Offers Over £450,000

Lot 2 - Glenburnie House and Paddocks

About 9.49 acres / 3.84 ha
Offers Over £230,000

As a whole

About 122.00 acres / 49.37 ha
Offers Over £680,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Glenburnie Farm is situated around 2.9 miles to the south-west of Thurso in the county of Caithness and around 23.5 miles to the north-west of Wick.

Thurso is a busy and well-equipped town located on the north coast of Scotland with primary and secondary education, as well as a variety of pubs and restaurants, shops and leisure facilities. Thurso also benefits from rail and bus connections and the neighbouring Scrabster harbour provides an onwards connection by sea to Orkney. Caithness is very much an agricultural county and is well served with agricultural merchants and suppliers as well as the livestock mart at Quooybrae. The Caithness countryside is also well known for its attractive coastline with many beautiful sandy beaches and opportunities for a wide range of sport and outdoor recreational activities.

DESCRIPTION

Glenburnie Farm is an attractive farm located a short distance to the south-west of Thurso. The farm comprises a renovated farmhouse (Glenburnie House), a farm cottage (Murrayfield), various agricultural buildings, paddocks and good quality ploughable and permanent pasture extending to about 122.00 acres (49.37 ha) in total.

Lot 1 - Glenburnie Farm, Agricultural Buildings and Murrayfield Cottage (about 112.51 acres / 45.53 ha)

Lot 1 comprises Murrayfield Cottage, a charming detached cottage enjoying a far-reaching southerly aspect. The property would benefit from modernisation internally, and provides accommodation over a single storey as follows:

Kitchen. Sitting Room. Hallway. Porch. Utility. 2 Bedrooms. Bathroom.

The cottage is heated using oil fired central heating, is connected to mains water and electricity and is double glazed. A small but attractive enclosed garden lies to the front, along with a gravelled parking area and a spacious garage.

Murrayfield is currently let on a residential tenancy and a notice to quit has been served requiring vacant possession by 31 October 2024.

Farm Buildings

Glenburnie Farm is well equipped for the size of the holding with a mix of traditional and modern agricultural buildings, a hard standing yard area and sheep handling facilities.

To the rear, and adjoining Murrayfield, is a traditional stone steading complex, split into 3 sections as follows:

- Section 1 - 10.8m x 4.5m - Cattle shed with solid floor.
- Section 2 - 3.5m x 8.1m - Lean-to with former cattle stalls.
- Section 3 - 1.8m x 2.3m - Storage area.

The steading also incorporates a traditional Caithness stone byre, measuring 9.3m x 7.7m.

To the rear of the steading is a steel portal frame agricultural shed with a hardcore standing area. This building is split into two sections measuring 8.9m x 17.9m and 12.0m x 17.9m with an additional lean-to measuring 5.8m x 17.9m. The shed has a concrete floor and benefits from fitted cattle head yokes and gates.

The Land

Glenburnie Farm extends to approximately 112.48 acres (45.52 ha) of ploughable and permanent pasture on either side of the Janetstown Quarry Road. The land is principally classified as Grade 4.2 by the James Hutton Institute and rises from approximately 77m to 102m above sea level at its highest point. The well-proportioned fields are largely enclosed by post and wire fencing and traditional Caithness stone dyking, with provision of mains water to each. They are mainly accessed via the internal farm tracks with further field-to-field accesses.

Lot 2 - Glenburnie House and Paddocks (about 9.49 acres / 3.84 ha)

Lot 2 comprises Glenburnie House, a delightful and well-maintained stone built farmhouse with modern extension. The farmhouse offers bright and spacious accommodation over a single storey as follows:

Vestibule. Kitchen. Hallway. Shower Room. Sitting Room. 3 Bedrooms.

The sitting room has double aspect windows, whilst the kitchen offers far-reaching views across the surrounding farm and countryside. The house is heated using LPG central heating, is connected to mains water and electricity and is double glazed throughout. A 10kW wind turbine, operated by a third party, sits within the boundary of the property and provides a supplementary electricity supply to Glenburnie House. Further information on this can be provided by the selling agents. To the rear of the house is a spacious garden with gravel parking area, double garage and an attractive traditional stone shed which offers great potential for conversion, subject to obtaining the necessary consents.

Surrounding the house on 3 sides are two useful grazing paddocks together extending to 9.09 acres (3.68 ha), which are ideal for a variety of equestrian, smallholding and agricultural uses.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Murrayfield	Mains	Private	Mains	Oil	Band B	Freehold	E 44
Glenburnie House	Mains	Private	Mains	LPG	Band D	Freehold	E 48

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Glenburnie 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 will be available for sale by separate negotiation. It is understood that there are 46.05 units of Region 1 and 2.48 units of Region 2 entitlements available. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2024 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) 2019 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government Agriculture and Rural Economy, Strathbeg House, Clarence Street, Thurso, KW14 7JS

MINERALS

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

TIMBER

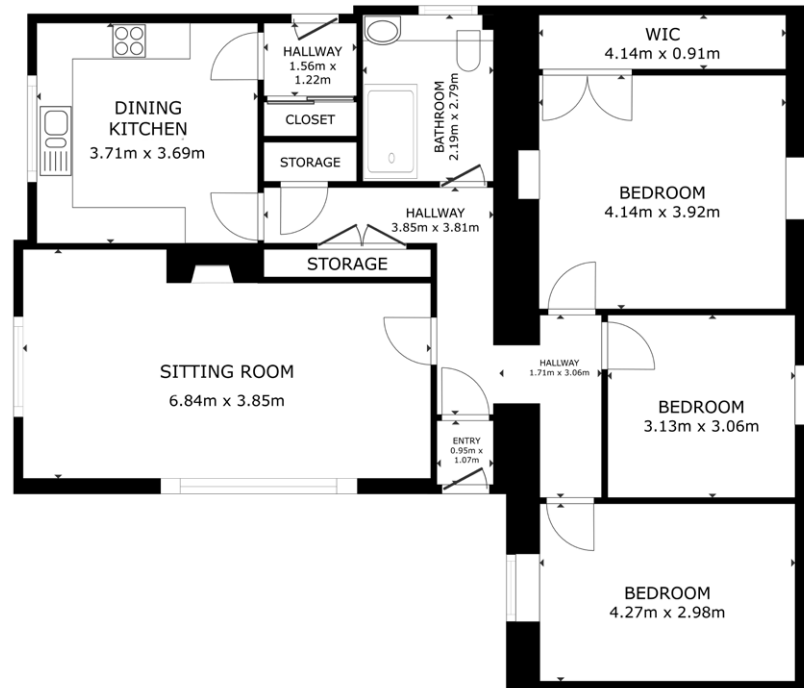
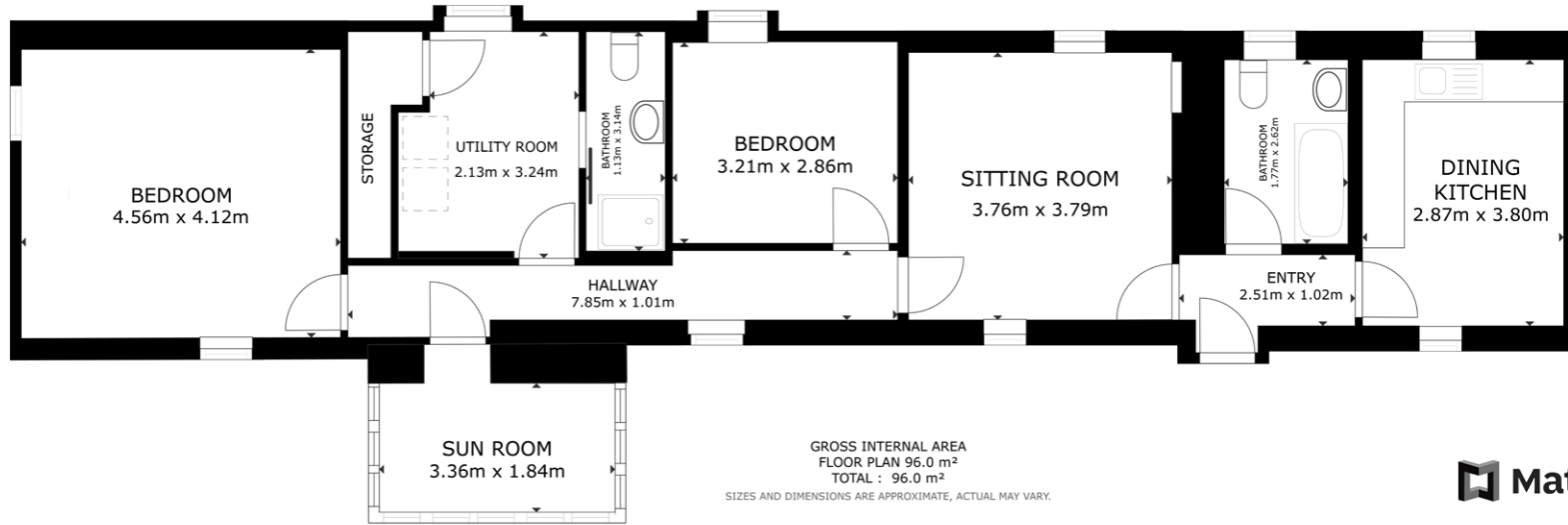
All fallen and standing timber is included in the sale insofar as it is owned by the seller.

SPORTING RIGHTS

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



MURRAYFIELD COTTAGE, THURSO KW14 7XQ



GLENBURNIE FARMHOUSE, THURSO KW14 7XQ

GROSS INTERNAL AREA
FLOOR PLAN 113.9 m²
TOTAL : 113.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FIXTURES AND FITTINGS

All permanent fixture and fittings within the houses and steading are included in the sale price. No other items are included unless mentioned in the sales particulars.

DIRECTIONS

Take the A836 west out of Thurso for around 0.3 miles, then turn left at the crossroads signposted "Cnoc Fors" and "Hill of Fors." Follow this road for 1.5 miles until Murrayfield, along with the Glenburnie farm buildings, is located on the right hand side of the road. Continue on this road for 0.3 miles before turning right at a crossroads. Glenburnie House is then on the right after another 0.1 mile.

POST CODE

KW14 7XQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///trailers.slide.lifetimes

SOLICITORS

Ledingham Chalmers LLP, Johnson House, 52-54 Rose Street, Aberdeen, AB10 1HA

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s). Murrayfield is currently let on a residential tenancy and a notice to quit has been served requiring vacant possession by 31 October 2024.

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

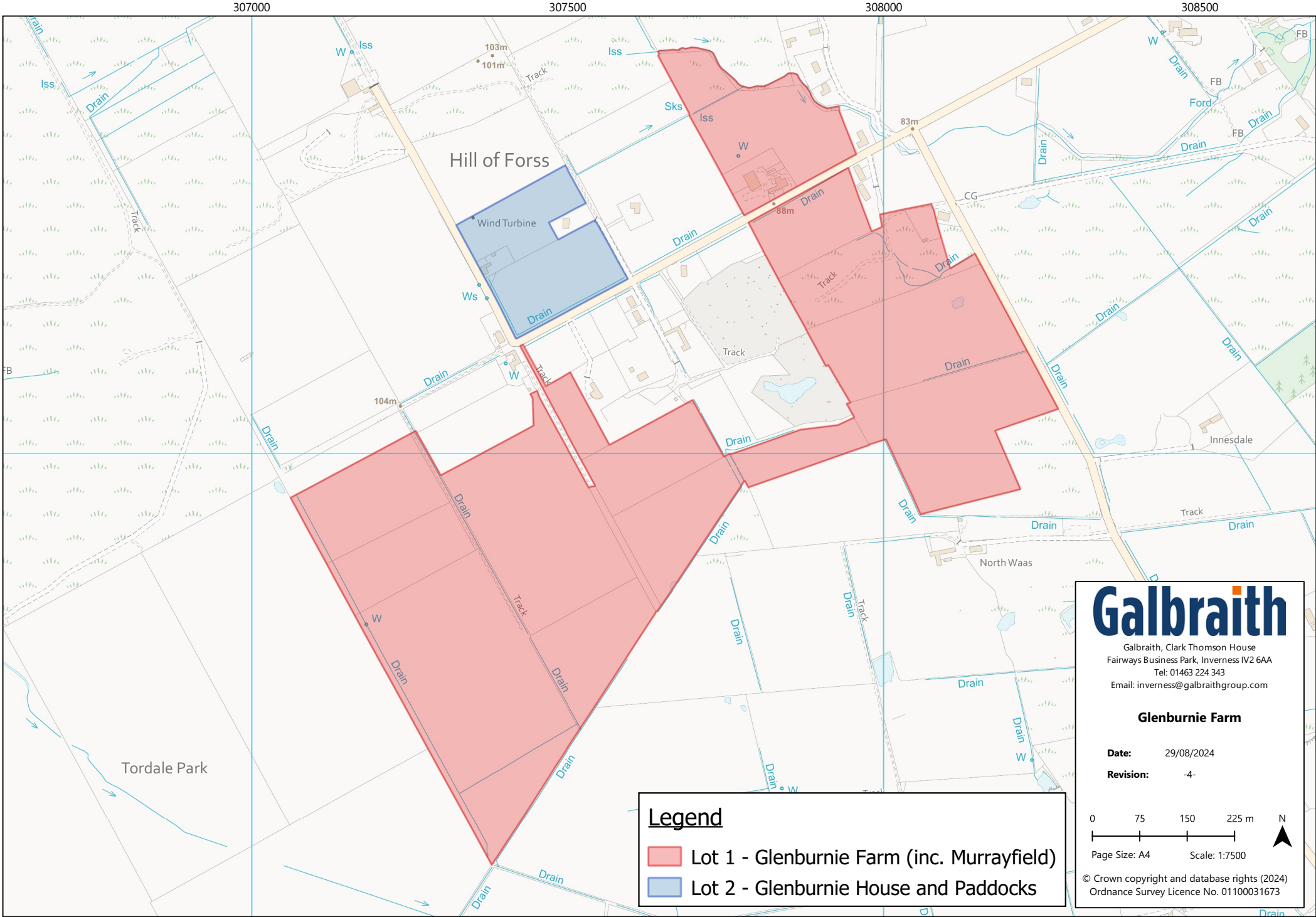
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 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 August 2024.



Legend

- Lot 1 - Glenburnie Farm (inc. Murrayfield)
- Lot 2 - Glenburnie House and Paddocks

Galbraith
 Galbraith, Clark Thomson House
 Fairways Business Park, Inverness IV2 6AA
 Tel: 01463 224 343
 Email: inverness@galbraithgroup.com

Glenburnie Farm

Date: 29/08/2024
Revision: -4-

0 75 150 225 m **N**
 Page Size: A4 Scale: 1:7500

© Crown copyright and database rights (2024)
 Ordnance Survey Licence No. 01100031673



Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE