



Land at Westburn Farm, Murkle, Thurso

# Land at Westburn Farm Murkle, Thurso, Caithness KW14 8YT

An opportunity to acquire a block of prime arable land located centrally within the county of Caithness.

Thurso 3 miles, Wick 19 miles, Inverness 112 miles

## The property

The land extends to approximately 48.56 acres (19.65 hectares) of prime arable land which is classified as grade 3(2) by the James Hutton institute, meaning it is capable of producing a fairly wide range of arable crops and very good grazing ground. The ground is of a natural gradient and lies at approximately 20-30 metres above sea level.

## Right of access

There is a right of access across the south east field and burn to the residential property at Westburn which is in separate ownership.

## Location

Located approximately 3 miles east of Thurso, 19 miles west of Wick and close to the northern coast of Scotland, the property is easily accessible with the land located on the north side of the A936 public road which links Thurso and Caithness.

Caithness is a well-established agricultural area and therefore has a good range of suppliers and contractors. There is a local livestock market at Quoybrae which has regular sales throughout the year. There are also weekly sales in Dingwall which is approximately 85 miles to the south.

Thurso is the main town within the area and it has a population of approximately 9,000.

Thurso is the commercial centre for the far north of Scotland and its port (Scrabster) has car ferry sailings three times per day to Stromness to the islands of Orkney.

Inverness, Capital of the Highlands, lies approximately 112 miles to the south, has a full range of commercial, educational, recreational, retail and transport facilities which you would expect for a city of approximately 80,000+ inhabitants.

## Viewing

Strictly by appointment with the selling agents - Euan MacCrimmon, Tel: 01463 723593, Email: Euan.maccrimmon@struttandparker.com

## Health and Safety

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

## Closing Date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest or any offer.





## Directions

From Thurso take the A836 east signposted to Wick. After approximately 3.1 miles, the land is accessed off to the left.

## General

**Local Authority/Planning:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606

**Basic Payment Scheme:** Entitlements are included for the basic payment scheme in respect of the sale of the land - further details from the selling agents.

**Sporting Rights:** Included in the sale insofar as they are owned.

**Timber and Minerals:** All standing timber and fallen timber and mineral rights are included in the sale insofar as they are owned.

**Rights of way, wayleaves & easements:** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

## Inverness

Castle House, Fairways Business Pk, Inverness, IV2

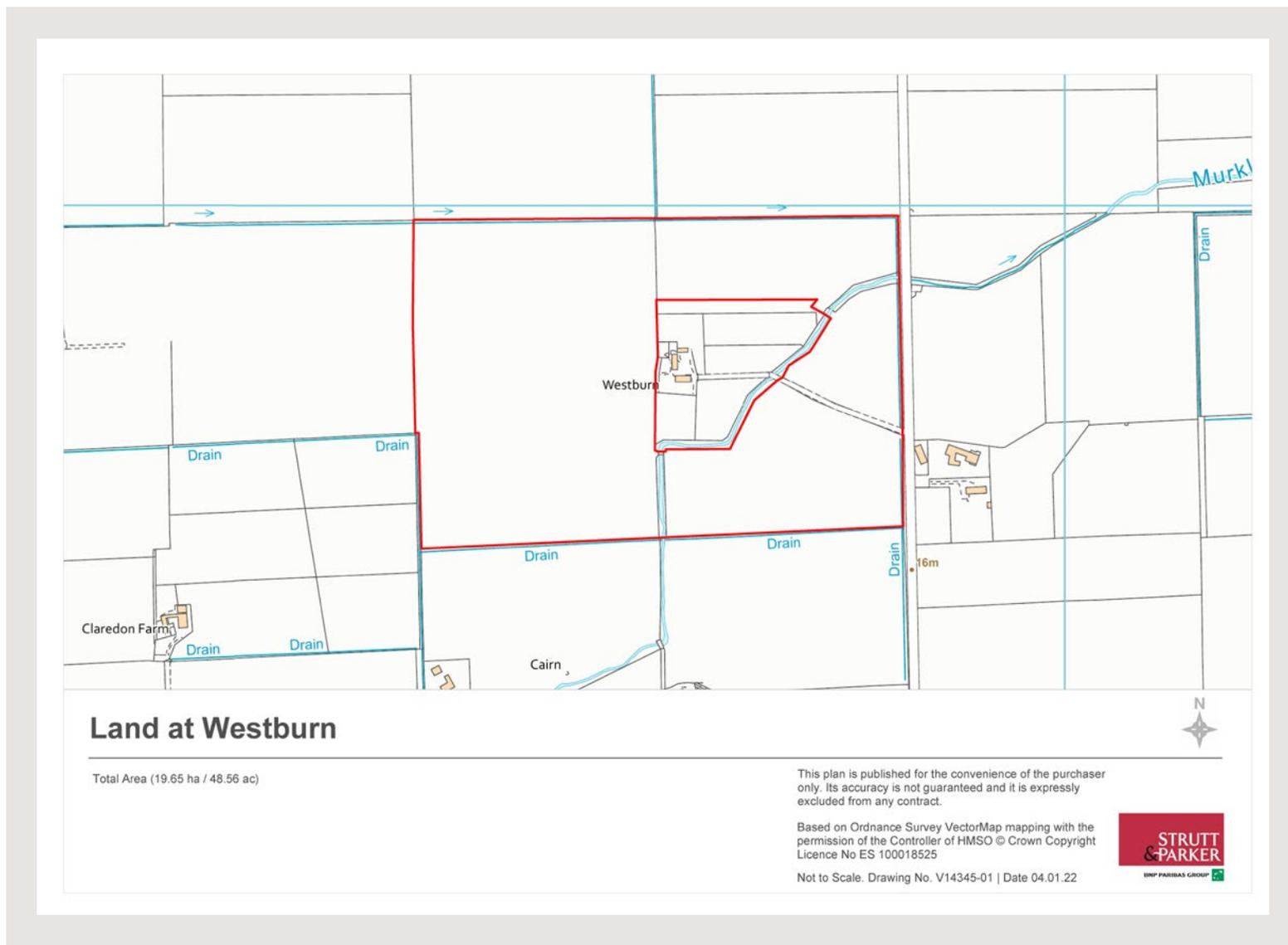
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