



Wester Lealty Farm,  
nr Alness, Ross-shire

Strutt  
& Parker

Land and property. Since 1885.



A fantastic equestrian facility extending to about 53.69 acres (21.73 ha) in total with a traditional dwelling and excellent range of outbuildings

Detached traditional farmhouse | Equestrian facilities  
Two modern steel portal framed sheds | Development opportunities subject to the necessary consents

About 53.69 acres (21.73 ha) in total

For sale as a whole

**Offers over £950,000**

#### Description

Wester Lealty Farm extends to approximately 53.69 acres (21.73 ha) and comprises grazing grassland, a detached three bedroom house, two large modern agricultural sheds, a traditional stone steading with stabling and a floodlit riding arena. The land is south facing and is graded 4.2 by the James Hutton Institute. The fields are well-proportioned and easily accessible via internal farm tracks.





Wester Lealty Farmhouse is an immaculately presented detached house constructed of stone under slate with whitewashed elevations set over two floors and has a wealth of character with comfortable accommodation which can be summarised as follows:

**Ground Floor**

Entrance porch, dining kitchen, sitting room, library, bathroom, family room currently used as a study.

**Second Floor**

Three double bedrooms, shower room.

Set amidst beautiful countryside, the property enjoys uninterrupted rural views.

The gardens are predominantly laid to lawn and are complemented by a tarred driveway and a substantial gravelled area to the rear, providing ample parking. A former lunging arena has been thoughtfully transformed into a beautifully maintained, fully enclosed garden featuring raised vegetable, soft fruit and flower beds, with an 8m x 4m Polycrub polytunnel, currently used for cultivating a variety of vegetables. The enclosed garden also has a timber-built sheltered seating area, ideal for enjoying the outdoor setting.



Wester Lealty Farm is well equipped with the following range of modern and traditional buildings:

1. Storage Shed/Workshop (about 18.5m x 11m) - steel portal framed shed with a concrete floor, incorporating a mezzanine deck, enclosed workshop, shower room, laundry room, office and electric car charging point.
2. Traditional Stone Steading – stone under slate construction with concrete floor, six large stables, two tack rooms, an integrated feedstore and hay & straw storage area.
3. Cattle Shed (about 30m x 22m) – steel portal framed shed on a concrete floor with Jourdain self locking head yokes. Included is a modern IAE fixed cattle handling system (shedding system and cattle crush with integrated vet gates and Superscoop). Integrated and movable calving pens with Wi-Fi enabled calving camera directly overhead.
4. Field Shelters – to the south of the steading are two block-built field shelters, strategically positioned between four paddocks and designed to allow access from each field as required. In addition, there is a steel-built skid-mounted mobile field shelter.

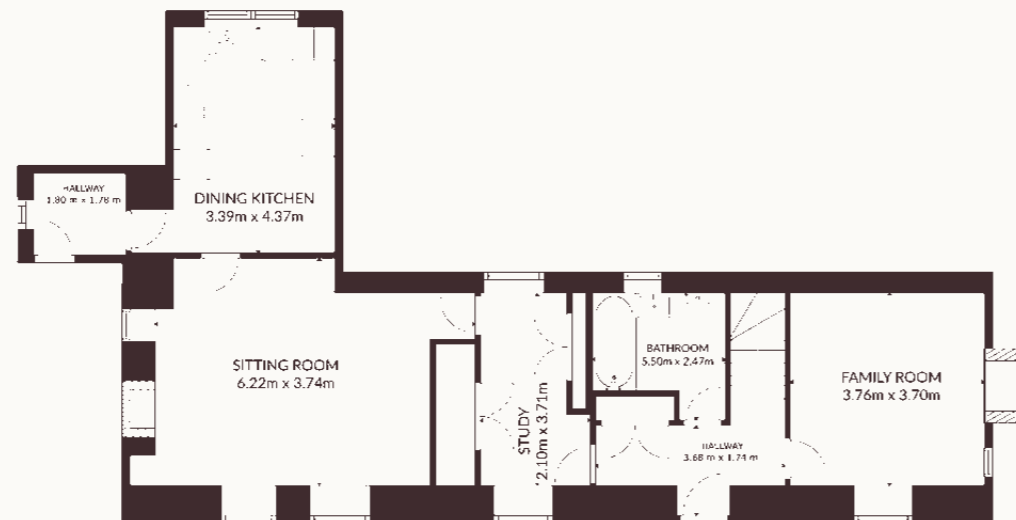


The property was formerly used as a livery yard and has excellent equestrian facilities including an approximately 45m x 30m floodlit mirrored rubber riding arena with a sheltered equipment/jump store, a gravelled seating area and dedicated parking for horseboxes. The local area also has fantastic hacking opportunities directly from the property with beaches at Dornoch some 25 miles north.

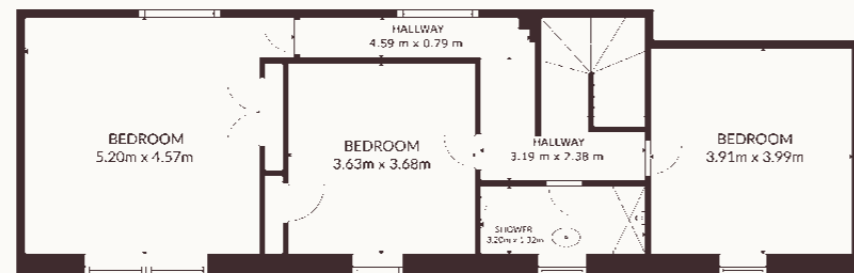




Approximate Gross Internal Area = 1,822 sq ft / 169.36 sq m



GROUND FLOOR



FIRST FLOOR

Drawn for illustration and identification purposes only.

**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. However, some equipment and machinery may be made available via separate negotiation.

**Mobile coverage and broadband:** Information can be found here - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Basic Payment Scheme:** The Entitlements to the Basic Payment Scheme in relation to Wester Lealty Farm are owned by the vendors and are included in the sale. The vendor will, if appropriate, retain any payments relating to the 2026 scheme year.

### Location overview

The property sits to the south west of Ardross and about 6 miles north west of the nearest town of Alness which offers a good range of day-to-day amenities including local shopping, primary and secondary schooling, a bowling club and 18-hole golf course running alongside the River Averon. More extensive shopping and leisure facilities can be found in Inverness, the Highland Capital. Communications links are excellent with the property sitting about a 15 minute drive from the A9 which in turn links the northern Highlands to the south. Alness train station offers regular services to Inverness, with onward connections to major regional centres. Inverness Airport also has flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).

Postcode region: IV17

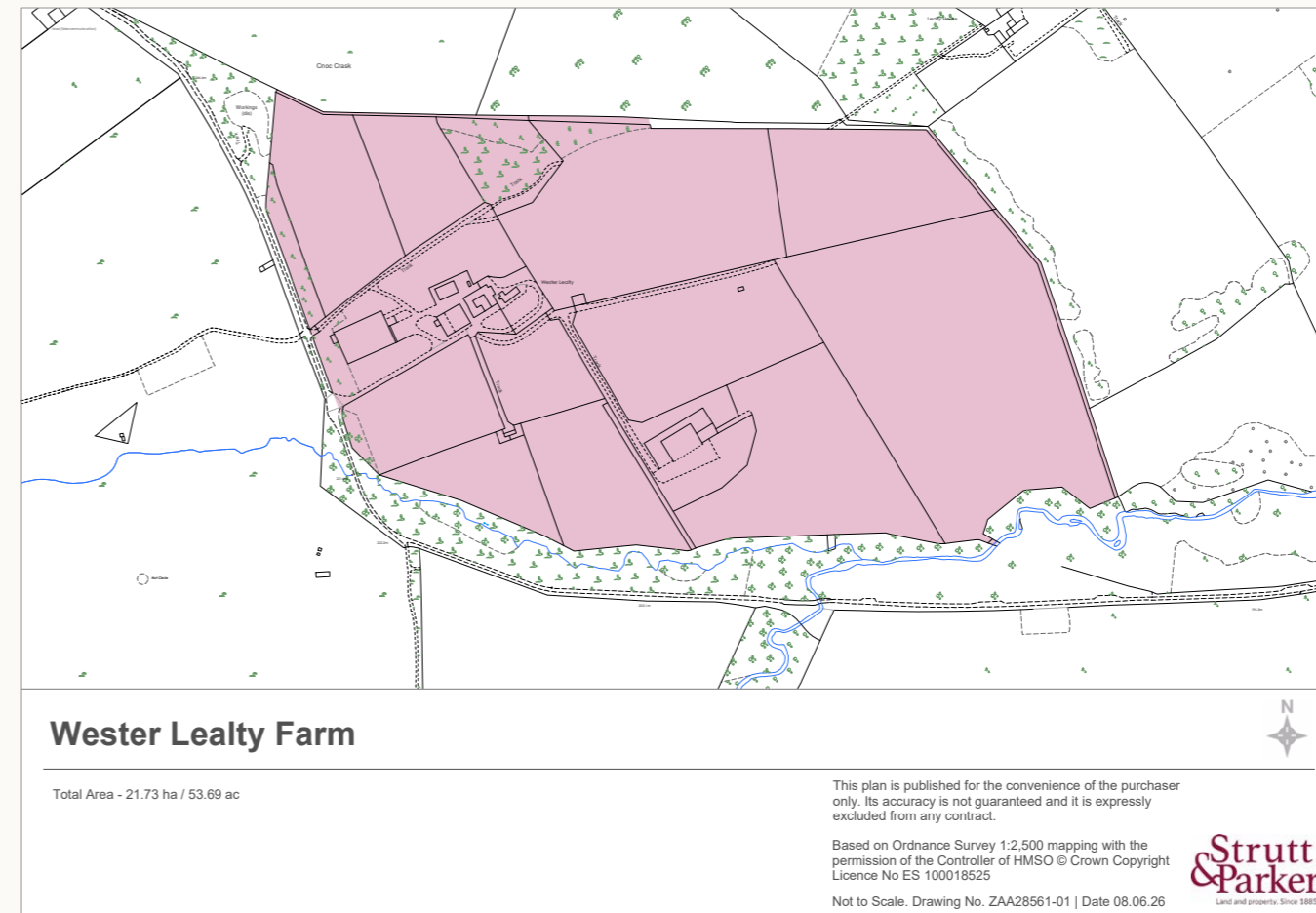
### General

Local authority: Highland Council

Services: Private water (via borehole), mains electricity, oil-fired heating and private drainage (SEPA registered).

Council Tax: Band D

EPC Rating: Band D



**Planning:** Planning permission was previously granted for the erection of a house for use as holiday let accommodation (reference 11/01912/FUL), however this has subsequently lapsed. Prospective purchasers are advised that they should make their own enquiries with the local planning authority at [www.highland.gov.uk/planning](http://www.highland.gov.uk/planning)

**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 and access:** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

### Strutt & Parker Inverness

Perth Suite, Castle House, Fairways Business Park,  
Inverness IV2 6AA

01463 719171 | [inverness@struttandparker.com](mailto:inverness@struttandparker.com)

@struttandparker [struttandparker.com](http://struttandparker.com)

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