

Land at Henrietta Park

Balblair, Black Isle, Ross-shire



An opportunity to purchase rarely available prime arable land with farm buildings on the renowned Black Isle

Land at Henrietta Park, Balblair, Black Isle, Ross-shire, IV7 8LJ

Inverness 20 miles, Dingwall 13 miles

Features:

Prime arable land on the Black Isle

Agricultural buildings

Development opportunities subject to planning

Environmental opportunities

Approximately 47.83 acres (19.83 Ha) in total

For sale as a whole





The property

The land comprises a block of prime arable extending in total to approximately 47.83 acres (19.83 Ha) located at the northeast of the Black Isle. The land has a pronounced southerly aspect and lies between 40 metres and 70 metres above sea level. The majority of the land is graded as 3.1 and 3.2 by the James Hutton Institute. The arable land comprises free draining soil and has been worked traditionally in an arable rotation.

Located centrally within the property are two agricultural buildings with concrete covered apron to the front.

General Purpose Shed:

Approximately 24 m x 14 m

Steel portal frame, concrete floor, corrugated roof, part concrete block lower walls. Diagonal feed barriers to front.

Dutch Barn:

Approximately 14m x 7m

Steel portal frame, corrugated roof and concrete floor.

The subjects are for sale as a whole as follows:

Price - Offers over £450,000



Location

The land is located on the northern coast of the Black Isle, just south of the B9163 Culbokie to Cromarty road. The Black Isle is a peninsula bounded to the north by the Cromarty Firth and the Moray and Beauly Firths to the south and area is renowned for its fair climate and rich farmland. This arable land, in conjunction with a backdrop of rugged hills, provides spectacular scenery with wonderful views. For the keen golfer there are famous courses locally at Rosemarkie and Fortrose, two Nairn championship golf courses as well as facilities at Royal Dornoch, Spey Valley and the Castle Stuart Golf Links. There is salmon fishing on the Rivers Nairn, Findhorn and Spey and shooting is readily available on local estates. The beautiful Spey Valley with its Whisky trail and the ski slopes at the Cairngorms and The Lecht are all within easy driving distance. Inverness, the capital city of the Highlands, lies approximately 20 miles to the southwest. Inverness, a vibrant city, has a full range of retail, educational, leisure and commerce facilities together with a mainline railway station and an airport with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).



General

Directions

From Inverness take the A9 north over the Kessock Bridge, pass through the Tore roundabout taking the 3rd exit. Turn right prior to the Cromarty Bridge onto the B9163 and followed for approximately 5 miles the land is found on the right-hand side by following an unclassified road which leads into the land.

What3words:///official.funded.
factoring

Method of Sale and Tenure

The Property is offered for sale as a whole with vacant possession.

Viewing

Strictly by appointment with the selling agents, Strutt & Parker (Tel: 01463 719171). Contact Euan MacCrimmon/Claire Macdonald.

Basic Payment Scheme

The Basic Payment Scheme (BPS) are included in the sale.

The vendors will, if appropriate, retain any payments relating to the 2025 scheme year. Further information in relation to the Basic Payment can be obtained from the selling agents.

Closing Date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the joint 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.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents, Strutt & Parker, Castle House, Perth Suite, Fairways Business Park, Inverness inverness@struttandparker.com.

Entry

The entry will be by mutual agreement between the purchaser and seller.

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.

There is a right of access through the farm to an adjacent block of woodland. Further details from the selling agents.

Sporting Rights

The sporting rights are in hand.

Mineral Rights

These are included in the sale in so far as they are owned by the vendor.

Timber

All standing and fallen timber is included in the sale.

SGRPID

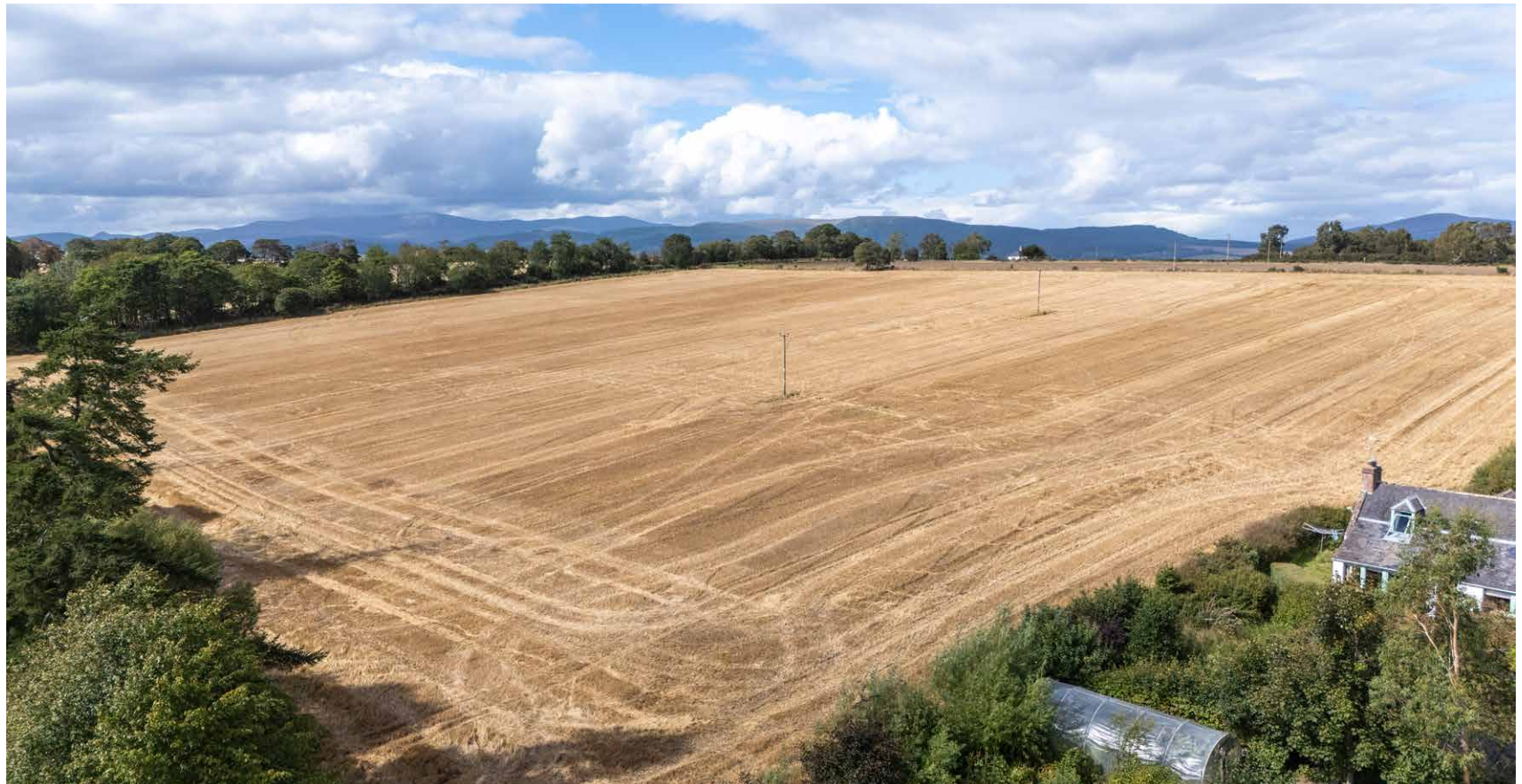
Longham House
28 Longman Road
Inverness, IV1 1SF
Tel: 0300 244 4968
Email: sgripid.inverness@scotland.gsi.gov.uk

Local Authority

Highland Council
Glenurquhart Road
Inverness, IV2 5NX
Tel: 01349 886606.
www.highland.gov.uk

Plans, Areas and Schedules

These are based on the Ordnance Survey and title deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendor's solicitor and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.



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

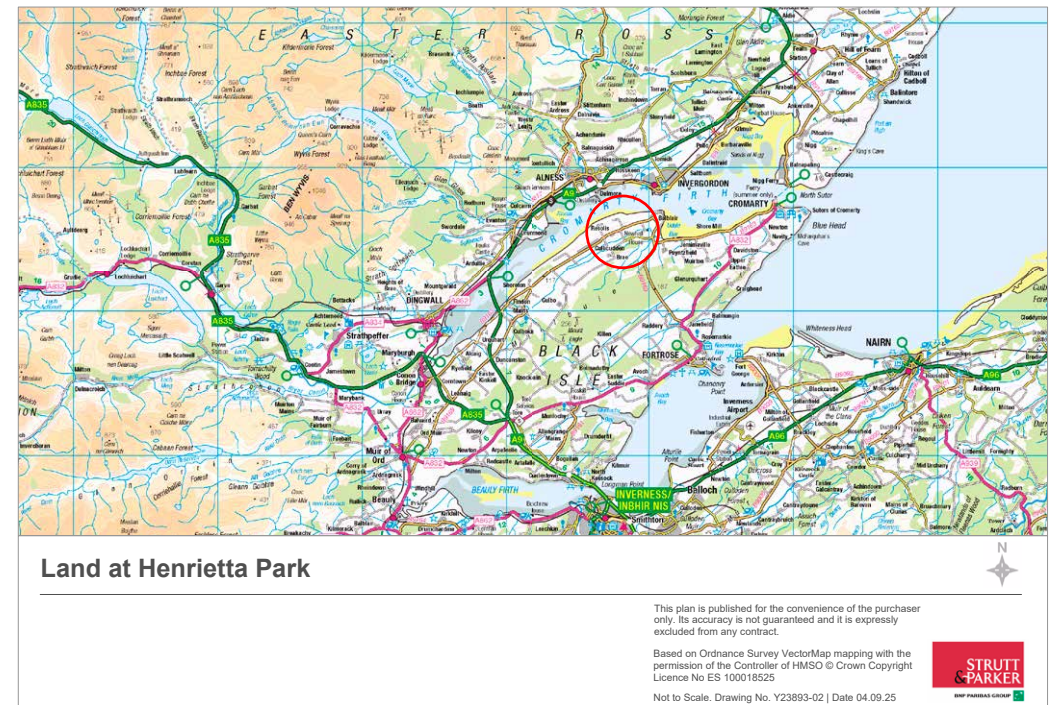
+44 (0)1463 719171
inverness@struttandparker.com
struttandparker.com

Strutt & Parker Edinburgh
76 George Street, Edinburgh, EH2 3BU

+44 (0)131 226 2500
edinburgh@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





JOHN CLEGG & CO

Forestry | Investment | Sales | Management