

Crofts 1 & 3 Tinker's Lane,
Embo, Dornoch



Strutt
& Parker

Land and property. Since 1885.

Approximately 42.59 acres (17.23 ha) of owner occupied croftland and woodland

For sale as a whole or in two lots as follows:

Lot 1 - Croft 1 Tinker's Lane

Croft 1 Tinker's Lane extends to about 31.10 acres (12.58 ha) of owner-occupied croftland. The croft comprises grazing grassland and amenity woodlands with an attractive pond. The land is graded as 3.1 by the James Hutton Institute meaning the land is capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range.

There is a range of useful outbuildings including a pole barn with an adjoined lean-to extension providing equine stabling. In addition, there is also a separate stable block with three stalls and a feedstore/tack room.

Lot 2 - Croft 3 Tinker's Lane

Croft 3 Tinker's Lane extends to approximately 11.49 acres (4.65 ha) of grassland. The land is also graded 3.1 by the James Hutton Institute and is split into two well proportioned fields.

Crofting Tenure

The entire property is subject to crofting tenure (owner occupied croft). Purchasers should satisfy themselves with regards to the rules surrounding owning croft land. For enquiries, please contact the Crofting Commission - www.crofting.scotland.gov.uk.

Croft 1 is registered on the Crofting Register under C5920 and Croft 3 is registered under C5922.

Sporting Rights

Included in the sale insofar as they are owned.

Timber and Minerals

All standing/fallen timber and mineral rights are included in the sale insofar as they are owned.



Location

The Royal Burgh of Dornoch is a historic town centred around its ancient cathedral and is most well-known for its Championship Golf Course which is only a short distance away. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, dry climate and quality of life. The Dornoch Firth is designated a Site of Special Scientific Interest (SSSI) and is home to a wide variety of wildlife including widgeon, graylag geese, mallard, teal and whooper swans. The town itself has a good range of shops and services including a health centre as well as a primary school and Academy. For a more comprehensive range of shops and services Inverness is only 43 miles away. There is a train station in Tain and mainline services run daily from Inverness to London and the South.

Postcode: IV25

General

Local Authority: Highland Council

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. Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.

Farm Code: The land is currently registered by the Scottish Government Rural Payments and Inspections Directorate (SGRPID).

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority - www.highland.gov.uk.

Viewings: Strictly by appointment with the selling agents.

About 42.59 acres (17.23 ha)
- Useful range of outbuildings
- Opportunity for development subject to the necessary consents
- Popular tourist destination
Heritable | Embo, Dornoch

Lot 1 - Offers Over £185,000

Lot 2 - Offers Over £125,000

Whole - Offers Over £310,000





Strutt & Parker Inverness

Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA
01463 719171 | inverness@struttandparker.com



@struttandparker struttandparker.com

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