

Land at Clunemore

Drumnadrochit, Inverness-shire



An attractive block of grazing land and woodland (subject to full agricultural tenancy) with sporting and environmental appeal

Land at Clunemore, Drumnadrochit, Inverness-shire

Inverness (15 miles), Inverness Airport (25 miles), Drumnadrochit (2 miles)

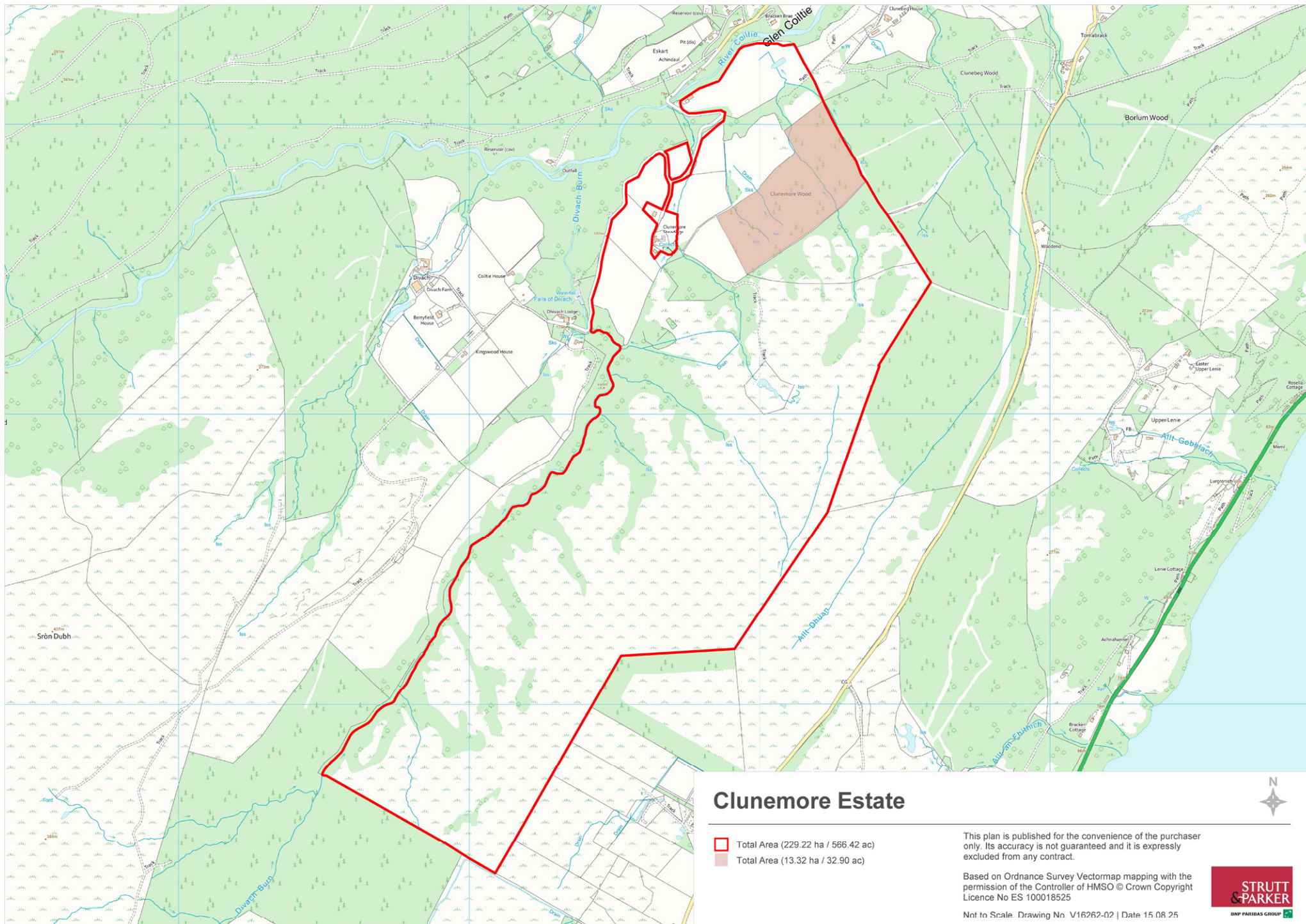
Features:

Approximately 566.42 acres (229.22 Ha) in total

For sale as a whole

Offers over £450,000





Location

Situated just to the south of Drumnadrochit, the property benefits from vehicular access to all of the local amenities nearby and is within easy commuting distance of the city of Inverness. The Drumnadrochit area is famous for its association with Loch Ness and is an excellent point from which to explore the Highlands, with its unspoilt hillsides providing a haven for plants, wildlife and excellent rural sporting opportunities.

The village of Drumnadrochit has good local shops catering for daily needs and highly acclaimed primary and secondary schools as well as a new medical centre. Transport links are improving to the Highlands with the ongoing duelling of the A9 trunk road, new Inverness city bypass and expansion of the airport, now providing regular flights to all London airports, Manchester, Belfast, Bristol and Amsterdam.

Description

The land for sale extends to a total area of approximately 566.42 acres (229.22 Ha) and comprises an attractive mix of grazing, pasture and amenity woodland. The land is graded as 4(2) by the James Hutton Institute which makes it suitable for a narrow range of arable crops but very suitable for fodder crops and grazing. The land lies at an elevation of approximately 110m and 220m above sea level and is accessible via single track roads which lead west from the village of Drumnadrochit.

The land has good potential for deer stalking and a rough shoot given the mix of land, topography and location. The majority of the land is all held under a full agricultural tenancy at a passing rent of £3,000 per annum.

In addition to its close proximity to the beautiful Divach Falls, the Clunemore Estate is ideal for those with an interest in Scotland's nature and landscapes. As well as productive pastureland the estate includes a duck pond, native birch woodland, spring lines, heather moorland as well as wild orchids and a range of mosses, fungi and edible mushrooms, including chanterelles.

Further details are available from the selling agent.

General

Directions

If travelling from Inverness, drive south along the edge of Loch Ness on the A82 and continue through the village of Drumnadrochit. Proceed along the A82 from Inverness towards Drumnadrochit. Turn right into Balmacaan Road and follow this road along and where it bears left go straight on along a single-track road. Continue along this single-track road for around 1.5 miles and take the track on the left-hand side where you will reach the property.

Method of Sale

The Property is offered for sale as a whole.

Tenure

Agricultural Tenancy

The land is subject to a full agricultural tenancy. The agricultural tenant has not exercised his right to purchase the tenancy. Details are available on request from the selling agents.

Woodland Lease

There is a lease in respect of a section of woodland known as Clunemore Wood (an area located at north-eastern boundary) further details from the selling agent.

Viewing

Strictly by appointment with the selling agents, Strutt & Parker (Tel: 01463 719171)

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. euan.maccrimmon@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.

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.

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
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Over 50 offices across England and Scotland,
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