



Oldtown Croft,  
Errogie

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& Parker

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# A fantastic opportunity to acquire about 116.39 acres of owner-occupied croft land with part-ownership of Loch an Ordain and fishing rights on the River Farigaig

Approximately 116.39 acres (47.10 ha)  
Modern steel portal framed shed  
Fishing rights on the River Farigaig  
Opportunity for development subject to consents  
Potential woodland creation opportunities  
Stunning rural location

**For sale a whole - Offers over £325,000**

## The property

The property comprises approximately 116.39 acres (47.10 ha) of owner-occupied croft land currently used as grazing grassland. The land is predominantly graded 4.2 by the James Hutton Institute with a small section of grade 5.3. The croft rises from approximately 190m to 240m above sea level.

The land is bounded to the north by the River Farigaig where there is enjoyable fishing and spectacular views of the surrounding hills and countryside. The croft also includes Loch a' Bhodaich and part ownership of Loch an Ordain.

There is good access to the croft from the public road leading up a track to a modern agricultural shed (about 18m x 15m) which is constructed of a steel portal frame, corrugated roof and a concrete floor. Internally the shed has a timber built workshop. To the south of the croft, there are also ruins from former buildings, as well as a traditional stone outbuilding under a corrugated roof used as a field shelter.



## Location

Oldtown croft lies about 16 miles to the south west of Inverness and offers a tranquil countryside setting characterised by rolling hills, scattered woodlands, and expansive open spaces. Combining the rugged beauty and timeless enchantment of the Scottish Highlands, Oldtown Croft sits about two miles north of the settlement of Errogie. The property can be accessed via the B862, a scenic road following the shores of Loch Ness at the foot of the Monadhliath Mountains. The area provides a stunning setting for fishing, shooting, stalking, hill walking and bird watching, with the property perfectly placed for those looking to get away from it all.

Inverness, the capital of the Highlands, provides an extensive range of shopping, leisure, cultural and educational facilities, together with several major supermarkets. Inverness Airport is about a fifty-minute drive away with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).

## General

Local authority: Highland Council

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

Tenure: Freehold

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.

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

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.

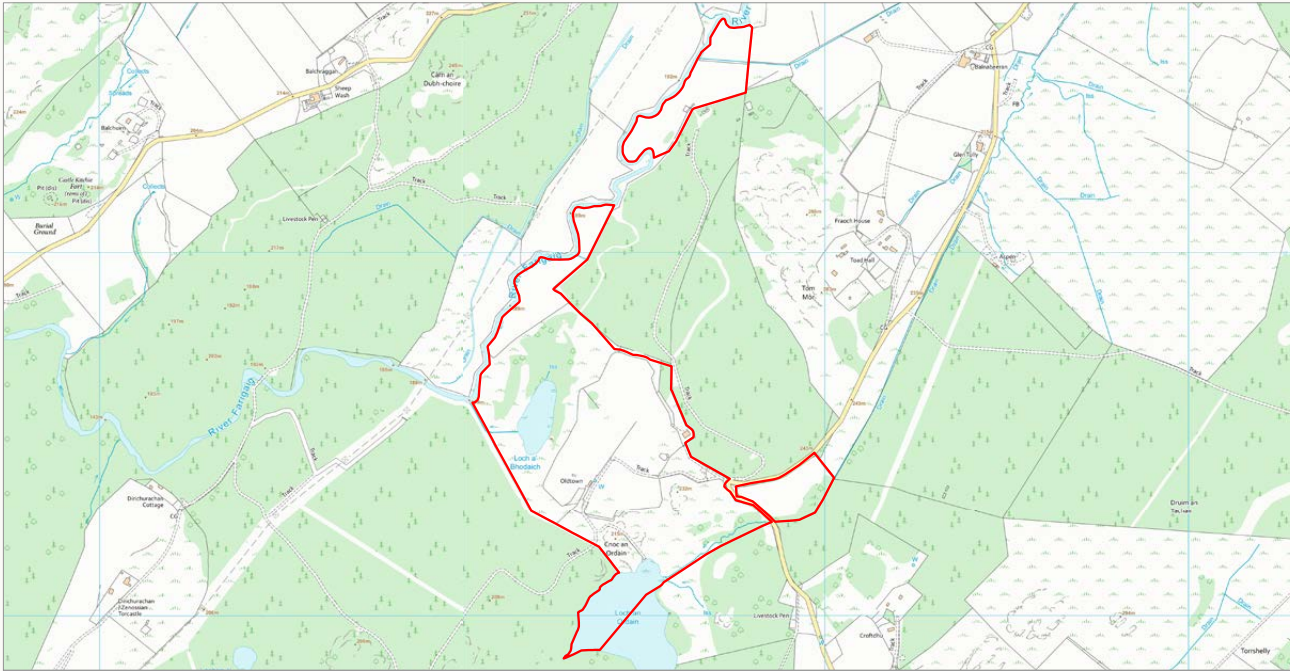
Rights of way and access: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all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

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

Crofting: The entire property is subject to crofting tenure (owner occupied croft). The Registers of Scotland crofting register number is C7407.

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](http://www.crofting.scotland.gov.uk)





## Oldtown Croft, Errorie



Total Area (47.10 ha / 116.39 ac)

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Not to Scale. Drawing No. ZAA28728-01 | Date 30.06.26



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