



# Land at Wester Teaninich

Evanton, Ross-shire



## A block of arable & grazing land located in a strategic position adjacent to the A9 in Easter Ross

The land for sale extends to a total area of approximately 44.17 acres (17.87 ha) and comprises an attractive mix of arable and grazing land.



**44.17 ACRES**



**RURAL/  
VILLAGE**



**OFFERS OVER  
£250,000**

### The property

The land for sale extends to a total area of approximately 44.17 acres (17.87 ha) and comprises an attractive mix of arable and grazing land. The land is graded mainly as 3.1 and 3.2 by the James Hutton Institute which makes it suitable for a good range of arable crops and very suitable for fodder crops and grazing. The land lies at an elevation of approximately 10m above sea level and is relatively level throughout. Both lots 1 & 2 are accessed via gates which lead in off the A9 trunk road.

The land may have some development potential subject to applying for and obtaining planning consent through the local authority.

Lot 1 – Offer over £175,000

Approximately 35.83 acres (14.50 Ha) of arable & grazing land

Lot 2: Offers over £75,000

Approximately 8.34 acres (3.37 Ha) of arable & grazing land.

The Whole – Offers over £250,000

Approximately 44.17 acres (17.87 Ha) of arable & grazing land

Method of Sale and Tenure

The Property is offered for sale with vacant possession as a whole or in 2 lots.

### Location

The land is situated in a highly visible location on either side of the A9 trunk road, which connects Inverness (and the central belt of Scotland to the south) with the north of Scotland, close to the village of Evanton.

Evanton itself has a wide range of services and facilities which include a primary school, grocery store and village pub. Evanton is well placed for access to Dingwall, Alness and Invergordon and there is a more comprehensive range of services available in Inverness, the capital of the Highlands, including cinema, theatre, Castle, high street shopping and recreational facilities. For the commuting client Inverness Airport is only 24 miles away and provides a range of domestic and European flights.

### LOT 1



### LOT 2





**LOT 1**



**LOT 1**



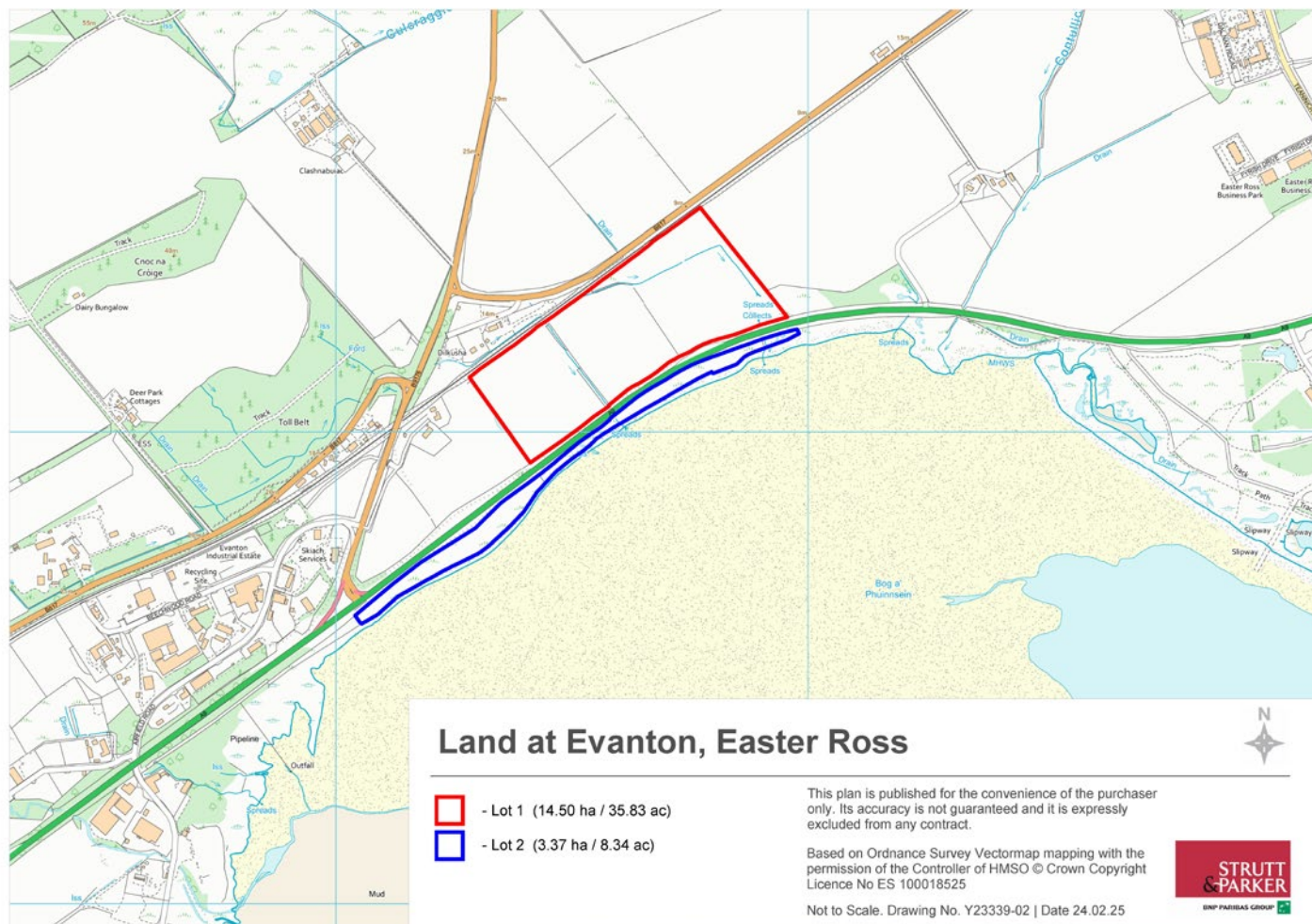
**LOT 2**



**LOT 2**







## Directions

From Inverness proceed on the A9 towards the Cromarty Bridge and north past Evanton. Immediately past the junction signposted to Ardross, Bonar Bridge and Lairg (A836) the land is found on either side of the A9. A large layby on the north side of the A9 provides the principal access into the 3 fields on the north side of the road, whilst 2 gates provide access to the land on the south side of the A9.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Closing Date:** A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the 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, IV2 6AA, [euan.maccrimmon@struttandparker.com](mailto:euan.maccrimmon@struttandparker.com)

**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.

**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.

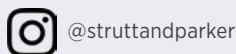
## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

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

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