

1, 2 and 3 Newmore,
Muir of Ord, Ross-Shire

Strutt
& Parker

Land and property. Since 1885.



A three-bedroom cottage, modern and traditional outbuildings and owner-occupied croft land, available in three lots extending to about 54.64 acres (22.23 ha) in total

Detached three-bedroom cottage | Former croft house
Range of traditional and modern outbuildings
Owner occupied croft land | Opportunities for development subject to consents

About 54.64 acres (22.23 ha) in total

For sale as a whole or in three lots

- Lot 1 – offers over £390,000
- Lot 2 – offers over £155,000
- Lot 3 – offers over £150,000
- Whole – offers over £695,000

Description

1, 2 and 3 Newmore presents a rare opportunity to acquire owner-occupied croft land, a three bedroom de-crofted house and range of modern and traditional outbuildings extending to about 54.64 acres in total. The property includes three registered crofts as per the following lots:

Lot 1 – 1 Newmore

1 Newmore comprises a three bedroom decrofted house and gardens. The cottage itself has a light-filled lobby opening to a welcoming inner reception hall, leading to the two reception rooms. These include a home office (which could be used as a fourth bedroom) and a well-presented sitting room, with its south-west-facing window taking in attractive views and its fireplace creating a warm and inviting atmosphere. Towards the rear, the well-equipped kitchen has fitted units, an American-style fridge freezer and an integrated double oven, hob and extractor hood, as well as space for further appliances and a dining table.





There are two double bedrooms of similar proportions on the ground floor, one of which benefits from built-in wardrobes. The ground floor has a family bathroom with a large shower unit, as well as a separate WC adjoined to the rear porch. Upstairs there is a further generous bedroom with skylights overhead, together with a large attic storage area offering useful additional space.

Positioned adjacent to the main house is a former traditional croft house currently used as a garage/storage room. The building offers potential for development subject to obtaining all the necessary consents.

To the rear of the house sits a traditional stone outbuilding (about 9.33m x 4.45m) used for storage. There is also a modern steel portal framed shed (about 17.71m x 14.58m) with a lean-to extension (about 17.71 m x 5.87m).

Lot 1 extends to about 18.14 acres (7.46 ha) in total. The owner-occupied croft is laid to grassland which is graded 3.2 by the James Hutton Institute and is split into three well-proportioned paddocks.



Lot 2 – 2 Newmore

2 Newmore comprises 17.78 acres (7.20 ha) of owner-occupied croft land currently laid to permanent pasture. The land is graded 3.2 by the James Hutton Institute and has potential for development (subject to applying for and gaining the necessary consents). Within the croft sits a harled block shed (about 13m x 8m) with a lean-to extension.

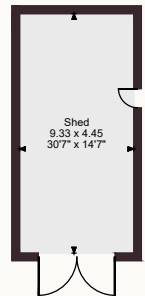
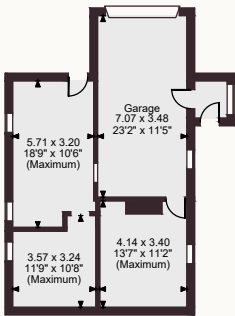
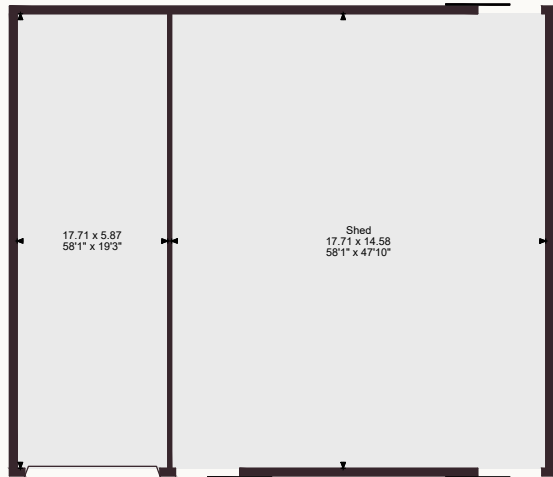
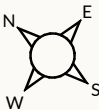
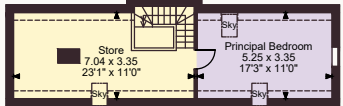
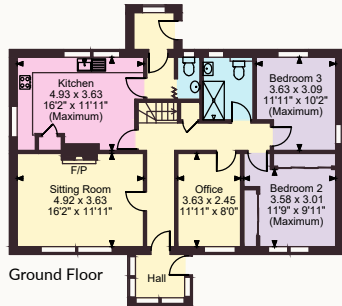
Lot 3 – 3 Newmore

3 Newmore extends to about 18.72 (7.57 ha) of owner-occupied croft land sitting at about 123m above sea level. The land is graded 3.2 by the James Hutton Institute and has potential for development (subject to applying for and gaining the necessary consents).





Main House internal area 1,422 sq ft(132 sq m)
Garage internal area 289 sq ft (27 sq m)
Outbuilding internal area 4,836 sq ft (449 sq m)
Total internal area 6,547 sq ft (608 sq m)



Drawn for illustration and identification purposes only.

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

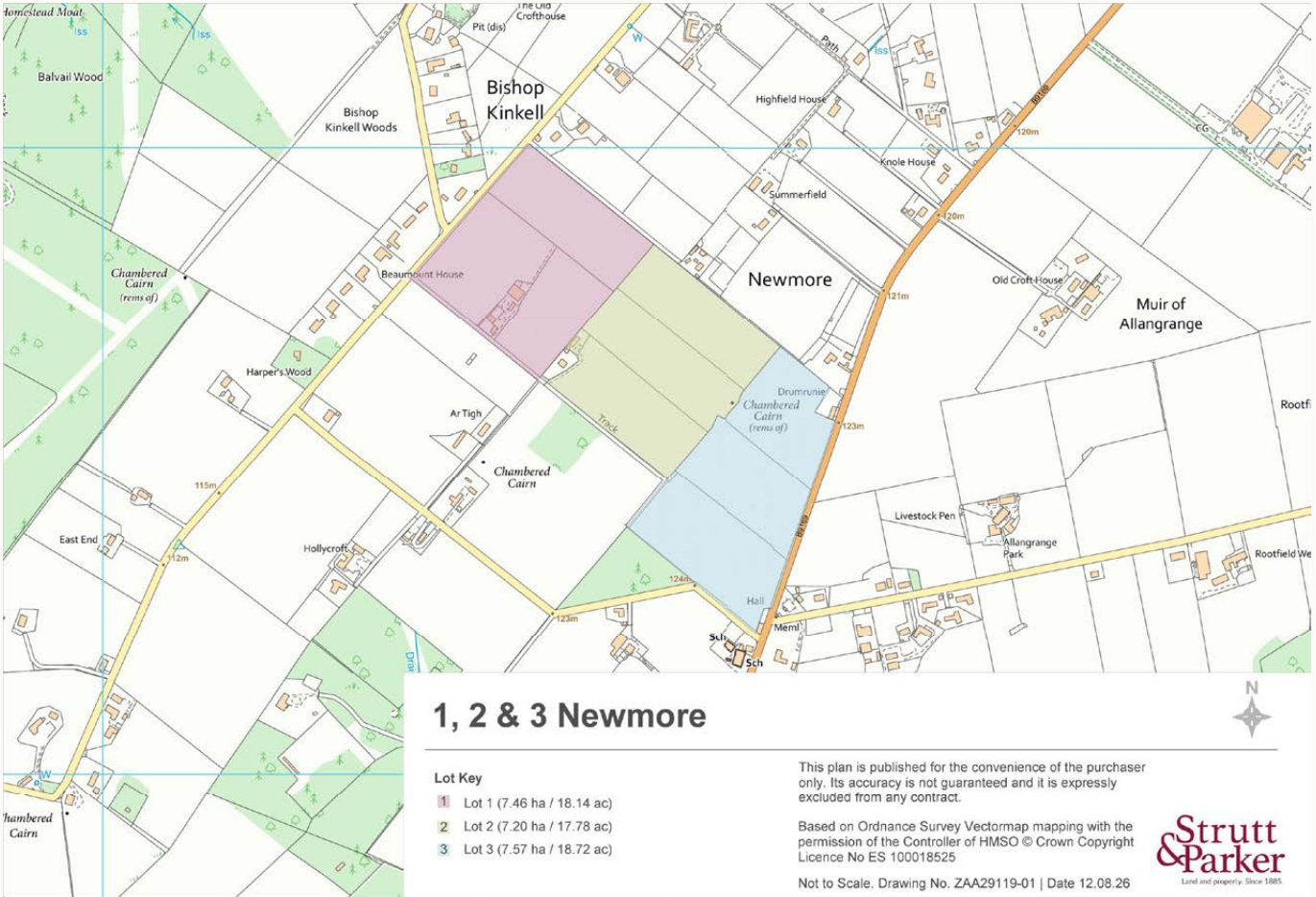
Tenure: Absolute ownership/heritable (partial owner-occupied croft)

Viewing: Strictly by appointment with the selling agents (Strutt & Parker). Please contact Claire Macdonald (01463 246651) or Euan MacCrimmon (01463 723593).

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. An existing servitude right of access is given in favour of Melrose House over the property. If the property is sold in the individual lots, appropriate rights of access will be granted.



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 land and outbuildings are subject to crofting tenure (owner-occupied croft). The Register of Crofts register numbers for each of the three crofts is as follows: 1 Newmore - R5633, 2 Newmore - R5634 and 3 Newmore - R5635. Purchasers should satisfy themselves with regards to the rules surrounding ownership of croft land. For enquiries, please contact the Crofting Commission - www.crofting.scotland.gov.uk

Scheduled monument: Within Lot 2, there is a Historic Environment Scotland registered chambered cairn (ref: SM4652).

Basic Payment Scheme: The Basic Payment Scheme (BPS) entitlements are included in the sale. The vendor will, if appropriate, retain any payments relating to the 2026 scheme year.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band D

EPC: Band E

Services: Mains electricity and water, septic tank (SEPA registered) and oil-fired central heating.



Strutt & Parker Inverness

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

01463 719171 | inverness@struttandparker.com

@struttandparker struttandparker.com

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Brochure produced by RDM Agency Ltd. Photographs taken August and September 2026. Particulars prepared September 2026.



Strutt
& Parker

Land and property. Since 1885.