



Heights of Kilcoy, Muir of Ord

Ross-Shire

Croft land on the Black Isle with views of the Beauly Firth and surrounding countryside

About 45.98 acres (18.61 ha) of croft land, a derelict stone bothy with potential for development subject to the necessary consents, outbuildings and a general-purpose shed.



45.98 ACRES



RURAL



**OFFERS OVER
£350,000**

The Property

Heights of Kilcoy is a croft extending to about 45.98 acres (18.61 ha) in total. This includes approximately 6.26 acres (2.53 ha) of amenity woodlands with the balance in permanent pasture. The land is classified as part Grade 3.2/4.1 by the James Hutton Land Capability for Agriculture maps and rises from about 156m to 127m above sea level.

The property includes a large hardcore yard area with a derelict stone bothy and attached outbuildings offering potential for development subject to the necessary consents. The original structure of the bothy features stone elevations outside, while inside there are several original details, including the cobbled stone floor, lime-rendered walls, timber framing and cast-iron stove.

Separate from the bothy and outbuildings there is a useful general-purpose shed (about 9m x 7.31m) constructed of breeze-blocks, concrete floors and steel eaves with a corrugated roof above.

Crofting

The entire property is subject to crofting tenure. Further information regarding the crofting status can be provided by the selling agents. 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



Location

The property lies three miles from Muir of Ord on the Black Isle overlooking the surrounding countryside and the open waters of the Beauly Firth. The village itself offers several amenities, including local shops, cafés, restaurants, a village hall and a doctor's surgery. There is also a primary school in the village, with the nearest secondary school being in nearby Dingwall. Inverness, the capital of the Highlands, is just eight miles away, with its extensive range of shopping, leisure, cultural and educational facilities, as well as access to large supermarkets. Local road links include the A9, providing access to Inverness and north along the east coast. There is also a railway station in the village, providing services to Inverness where connections can be made to other major cities.

Sporting Rights

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.

Timber and Minerals

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

Distances

- Muir of Ord 3.4 miles
- Dingwall 5.5 miles
- Inverness 8.5 miles

Nearby Stations

- Muir of Ord
- Conon Bridge
- Beauly
- Inverness

Key Locations

- Beauly Firth
- Moray Firth
- Inverness

Nearby Schools

- Mulbuie Primary School
- Tarradale Primary School
- Dingwall Academy

Viewing

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





Directions

IV6 7SF

what3words ///wairfields.bookmark.clerics

General

Local Authority: Highland Council

Services: The steading is connected to mains electricity and water.

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.

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

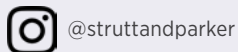
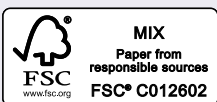
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and 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. Photographs taken October 2025. Particulars prepared November 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
[struttandparker.com](https://www.struttandparker.com)



For the finer things in property.

