



Navidale

by Helmsdale, Sutherland

An extensive coastal estate with residential,
agriculture, sporting, forestry and amenity
interest located in a stunning position
overlooking the North Sea

Navidale, by Helmsdale, Sutherland, KW8 6JS

Inverness 70 miles, Inverness Airport 77 miles, Edinburgh 225 miles

Features:

Lot 1 - Navidale House & Cottage about 12.14 Acres (4.91 Ha)

Attractive 18th century laird's house (6 bedrooms)
Grade B listed house and traditional cottage (3 bedrooms)
Pasture and sea frontage

Lot 2 - Navidale Beach Farm about 278.62 Acres (112.75 Ha)

Attractive blend of pasture, grazing land and extensive woodlands
Significant sea frontage
Range of farm buildings with development potential (subject to planning consent)

Lot 3 - Navidale Forest Farm about 855.84 Acres (346.35 Ha)

Pasture and rough grazing, attractive mixed woodland and open hill land
Red & roe deer stalking
Rough shooting
2 leased telecommunication mast sites

About 1,146.60 acres (464.01 ha) in total

For sale as a whole or in 3 lots



Situation

Navidale is situated on either side of the main Inverness to John O Groats Road (A9) immediately to the north of Helmsdale. It occupies a superb sheltered position occupying the land from the seacoast up to and beyond the visible ridgelines.

Sutherland is one of Scotland's most beautiful counties with spectacular landscapes ranging from the rugged coastline to wild moorland and mountains.

As well as its own sport Navidale is well placed for sport and recreation. The Helmsdale, one of the most renowned and most prolific rivers in the world for producing Atlantic salmon, lies a short distance to the south of the farm. Rods can be taken on the town water and by arrangement from estates adjoining the river. Grouse shooting, red deer stalking and driven pheasant shooting can all be taken on nearby estates. The area also has appeal for the golfer with links courses including the Royal Dornoch championship golf course (28 miles), Royal Dornoch Struie, Golspie, Brora and Helmsdale (9 holes) itself.

The most expansive and best example of blanket bog in the world, the Flow Country in the far north of Scotland has joined the Serengeti, the Galapagos Islands and the Great Barrier Reef in securing prestigious UNESCO World Heritage Site status for its globally important nature.

This is a global first, as the Flow Country is the only World Heritage Site inscribed specifically for its peatlands.

The 4,000 sq km area is home to a hugely complex and fragile ecosystem with a vast array of plants that act as an important defence against climate change. The carbon stored by a 9,000-year accumulation of dead vegetation in the form of peat acts as a carbon sink. This sequesters (traps) and stores carbon, preventing it being released into the atmosphere, helping to prevent further emissions. It is also an internationally important place for wildlife, including upland breeding birds like red-throated diver, golden plover and greenshank.

World Heritage Site status is predicted to help realise a wide range of environmental, social, cultural and economic benefits for the north of Scotland including the creation of skills and job opportunities in landscape restoration and conservation, growth in sustainable tourism and hospitality, and the potential of added value to new green finance models to attract global investment to the area.

Helmsdale is a delightful Highland town which was developed as a fishing port in the nineteenth century by the Duke of Sutherland. The planned village, which was started in 1814, remains intact and by 1819, 204 fishing boats were based in the harbour. Today only a few boats operate from the harbour however Helmsdale remains a most attractive town with good local shops and facilities.

The A9 gives fast access by car to Inverness and its busy airport where flights are available daily to London's Gatwick, Heathrow and Luton airports, Bristol Airport, Manchester airport. Wick Airport is 30 miles to the north with regional flights. For those wishing to travel at a slower pace there is a railway station in Helmsdale with regular services to Inverness, Thurso and Wick.



Lot 1 Navidale House, cottage plus Amenity grazing land
Extending to approximately 12.14 acres (4.91 ha)

Navidale House is an 18th century Lairds House located in private coastal setting on the dramatic North Sea coast. A long tree lined drive leads you to the front of the house facing the sea. The house is grade B listed by Historic Scotland and occupies a commanding shore side site facing to the south east and with easy sea access and frontage.

The house is of 2½ storey with the main walls being off solid stone construction, rendered externally with a whitewash finish. The roof is traditional timber frame covered under a pitched slate covering. The windows are traditional sash and case frames whilst externally there are attractive crow stepped gable period features.

Internally the gross area extends to approximately 4,036 sq ft and provides extensive accommodation which can be summarised as follows:

Ground floor: Drawing Room, sitting room, kitchen, dining room, rod room, stores and boiler room with stairs to a storeroom. Two staircases lead to the first floor.

First floor: 3 bedrooms (2 en-suite).

Second floor: 3 bedrooms.

Outbuildings, gardens & grounds.



*Floorplans for Navidale House,
by Helmsdale, Sutherland, KW8 6JS*

Approximate Gross Internal Area*:
Main House internal area 4,036 sq ft / 374.97 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



The surrounds of the house are the garden area to the front and rear with attractive mature trees and shrubs providing shelter and privacy. There is a large area of lawn with timber-built summer house with sweeping views over the bay. Access is relatively easy down to the sea frontage.

Navidale Cottage

Located to the north of the house is a 1½ storey cottage which is constructed of stone walls set under a pitched slate covered roof. The accommodation is set over 2 floors and comprises:

Ground floor: Living room, kitchen and bathroom.

First floor: 3 bedrooms.

Land

There is approximately 11 acres of land included within lot 1 which comprises pasture and rough grazing together with sea frontage.



Lot 2 – Navidale Beach Farm

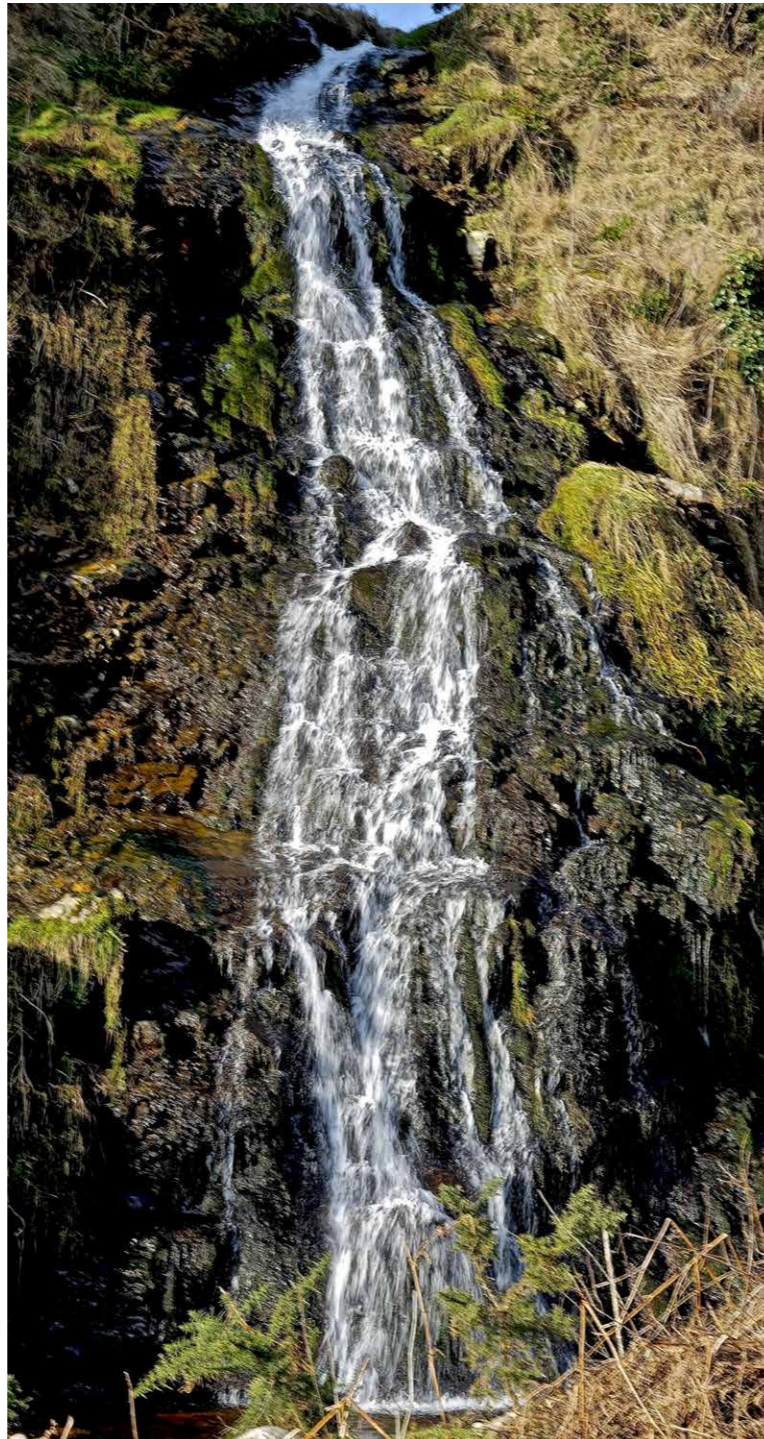
Extending to approximately 278.62 acres (112.75 ha)

Navidale Beach Farm has approximately 287 acres with over 1.6 miles of Jurassic coastline containing several named bays and beaches, including 3 waterfalls. The farmland comprises a mix of ploughable and pastureland together with rough grazings and extensive woodlands and shoreline.

Planning permission has been granted to open a new farm entrance directly from the A9 public to the farm steading. The new farm entrance is known as Seaweed Road and has been used for centuries to transport seaweed from the beaches to fertilise the fields.

This coastal stretch of land has a vast and un-investigated archaeology. The Glasgow University excavated on site at the Ord and produced the map on the following indicating sites worth excavating.





Farm buildings

There is a range of buildings located to the north of Lot 1, the house and cottage.

Cattle court / general purpose building (32.5m x 11.7m)

of steel portal frame construction under a corrugated roof and with concrete base. Sides enclosed by reinforced concrete panels with timber slat above. The front elevation is open and equipped with a feed barrier and trough.

Straw shed (21.1m x 5.9m) of steel frame construction with a hardcore base and corrugated cladding.

Sheep shed (22.4m x 8.8m) of timber frame construction under a corrugated roof. Sides enclosed with timber slats and cladding.

The traditional buildings are of stone construction under either a slate or corrugated roof. Extending to approximately 223sq.m in total, they include a series of useful stores, a workshop and the southwestern range houses stabling for three horses in loose boxes with concrete floors. They feature fine architectural details including crow stepped gable ends and arched cart bays and are arranged around a courtyard with a timber framed sheep shed in the middle (14.6m x 9.6m).



Lot 3 – Navidale Forest & Hill

*Approximately 855.84 acres
(346.35 ha)*

This extensive lot of woodland lies to the west side of the A9 and straddles the Old A9 road and comprises pasture, rough grazing and mixed woodlands planted in the mid-2000s. The upper party of this lot comprises hill ground which rises to around 404 metres above sea level at the summit of Creag Thoraidh. All of this land has far reaching views of the sea.

There are 2 let telecommunication mast sites located on lot 3. Further information from the selling agents.

Sporting and amenity

The sporting at Navidale is in-hand has potential to develop opportunities from Pheasants, woodcock and snipe to red and roe deer stalking within the woodland and over the hill grounds with a 10-year average of 6 stags, 8 hinds and 3 calves.





General

Method of Sale: For sale as a whole or in 2 lots.

Designations/Listings:

We note from Naturescot 'Sitelink' website and Historic Scotland designations map, that the estate has designations as follows:

- Special Area of Conservation – Helmsdale Coat
- Special protection area – East Caithness Cliffs
- Helmsdale Coast SSI
- Geological Conservation Review Site – Helmsdale
- Navidale House, Garden walls & Gate Piers are Grade B listed
- UNESCO world Heritage – Flow Country

Local Authority:

Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606
www.higland.gov.uk

EPC:

House – Band F
Cottage – Band G

Services: Mains water, mains electricity, private drainage. Drainage is SEPA registered.

SGRPID:

Longman House
28 Longman Road
Inverness
IV1 1SF
Tel: 01463 234141
SGRPID.Inverness@scotland.gsi.gov.uk.

Forestry:

Forestry Commission Scotland
Highlands & Islands Conservancy
Woodlands
Fodderty Way
Dingwall
IV15 9XB
Tel: 0300 067 6950
highland.cons@forestry.gov.sco

Nature Scot:

The Links
Golspie Business Park
Golspie
Sutherland
KW10 6UB

Rights of Way and Access:

Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

Timber: All standing and fallen timber, insofar owned, is included in the sale.

Mineral Rights: As far as they are owned, the minerals are included in the sale.

Sporting Rights: The sporting rights are in hand.

Travel Directions:

Postcode: KW8 6JS
What3words: ///already.zinc.solving



Entry and Possession: The date of entry will be by mutual agreement between the purchaser and the sellers.

Viewing: Strictly by appointment with the selling agents: Strutt & Parker, Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA. Tel: 01463 719171, or email euan.maccrimmon@struttandparker.com

Closing Date: A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA, euan.maccrimmon@struttandparker.com. Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Asking Price:
Lot 1 – Offers over £775,000
Lot 2 – Offers over £975,000
Lot 3 – Offers over £900,000

Financial Guarantee / Anti Money Laundering: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or

appropriate form of reference from a bank which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price. In addition, the offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

Solicitors:
R&R Urquhart
117-121 High Street
Forres
IV36 1AB
Tel: 01309 672216
Ref: Jamie Whittle

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing.

Plans, Areas and Schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves 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. Note If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

Special Conditions of Sale:

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the sellers reserve the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the

purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers in that event reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.



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

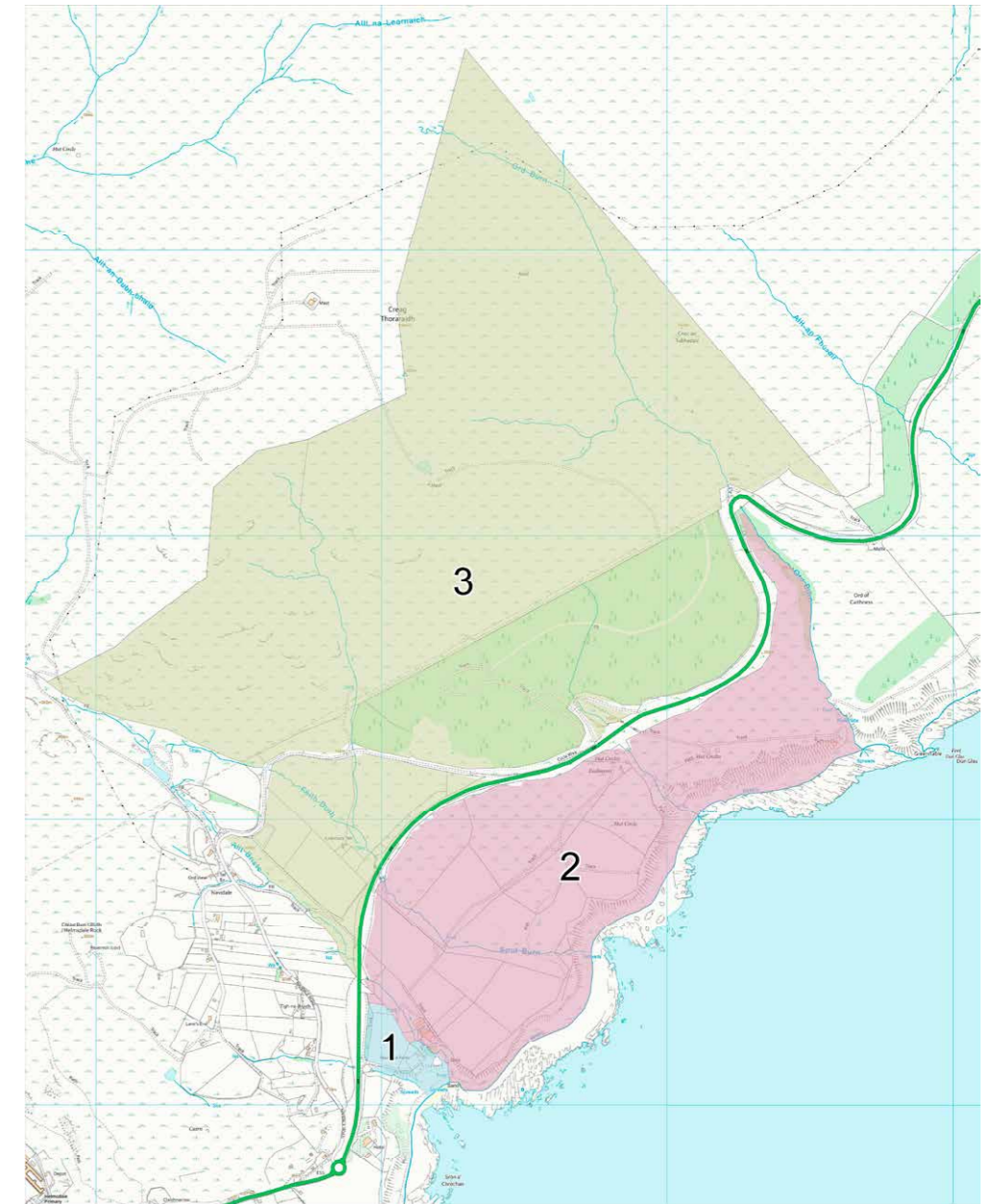
+44 (0)1463 723593
inverness@struttandparker.com
struttandparker.com

Strutt & Parker Edinburgh
76 George Street, Edinburgh, EH2 3BU

+44 (0)131 226 2500
edinburgh@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

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Navidale Farm, Sutherland

Lot Key
1 Lot 1 (4.91 ha / 12.14 ac)
2 Lot 2 (112.75 ha / 278.62 ac)
3 Lot 3 (346.35 ha / 855.84 ac)

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