

Land at Redfield Farm

Black Isle, Ross-shire



Lot 1



An opportunity to purchase rarely available prime arable land on the renowned Black Isle

Land at Redfield Farm, Black Isle, Ross-shire, IV1 3XD

Inverness 6.3 miles, Dingwall 8 miles

Features:

Rarely available prime arable land on the Black Isle

Development opportunities subject to planning

Environmental opportunities

Approximately 125.84 acres (50.92 Ha) in total

For sale as a whole or in 2 lots

The property

The land comprises a large block of prime arable extending in total to approximately 125.84 acres (50.92 Ha). The land has a generally southerly aspect and lies between approximately 60 metres and 90 metres above sea level. The majority of the land is graded as 3.1 and 3.2 by the James Hutton Institute. The arable land comprises free draining soil and has been worked traditionally in an arable rotation.

The subjects are for sale as a whole or in two lots as follows:

Lot 1

Approximately 58.88 acres (23.83 Ha) of arable and grazing land.
Price – Offers over £375,000

Lot 2

Approximately 66.96 acres (27.09 Ha) of arable and grazing land.
Price – Offers over £425,000

The whole

Approximately 125.84 acres (50.92 Ha).
Price – Offers over £800,000



Location

The land is located between North Kessock and Tore on the Black Isle. The Black Isle is a peninsula bounded to the north by the Cromarty Firth and the Moray and Beauly Firths to the south. The area is renowned for its fair climate and rich farmland. This arable land, in conjunction with a backdrop of rugged hills, provides spectacular scenery with wonderful views. For the keen golfer there are famous courses locally at Rosemarkie and Fortrose, two Nairn championship golf courses as well as facilities at Royal Dornoch, Spey Valley and the Castle Stuart Golf Links. There is salmon fishing on the Rivers Nairn, Findhorn and Spey and shooting is readily available on local estates. The beautiful Spey Valley with its whisky trail and the ski slopes at the Cairngorms and The Lecht are all within easy driving distance. Inverness, the capital city of the Highlands, lies approximately 6 miles to the south west. Inverness, a vibrant city, has a full range of retail, educational, leisure and commerce facilities together with a mainline railway station and an airport with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).



General

Directions

From Inverness take the A9 north over the Kessock Bridge and follow from approximately 4 miles and the land is accessed by turning right at signpost marked Allangränge to access lot 1 and turn left signposted ‘Arpafeelie’ to access lot 2.

What3words:///consoled.dabbling.mount

Method of Sale and Tenure

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

Viewing

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

Farm Code

The landholding has a farm code of 91/738/0042

Basic Payment Scheme

The Basic Payment Scheme (BPS) are included in the sale. The vendors will, if appropriate, retain any payments relating to the 2025 scheme year.

Further information in relation to the Basic Payment can be obtained from the selling agents.

Closing Date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the joint 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. euan.maccrimmon@struttandparker.com

Entry

The entry will be by mutual agreement between the purchaser and seller.

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 agricultural access will be granted along the southwest side of lot 2 to the middle field.

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.

Timber

All standing and fallen timber is included in the sale.

SGRPID

Longham House
28 Longman Road
Inverness
IV1 1SF
Tel: 0300 244 4968
Email: sgrpid.inverness@scotland.gsi.gov.uk

Ingoing Valuation

In addition to the purchase price, the purchaser will be required on the date of entry to pay an additional and separate sum for:

- 1. Any growing crops
- 2. Any cultivations
- 3. Any unexhausted manures in field storage
- 4. Any silage on the farm
- 5. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost

Local Authority

Highland Council
Glenurquhart Road
Inverness IV2 5NX
Tel: 01349 886606
www.highland.gov.uk

Planning enquiries to be addressed to the Highland Council planning department.

Plans, Areas and Schedules

These are based on the Ordnance Survey and title deeds and are for reference only. They have been carefully checked and computed by the selling agents and the vendor’s solicitor and the purchaser shall be deemed to have satisfied himself 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.



Strutt & Parker Inverness

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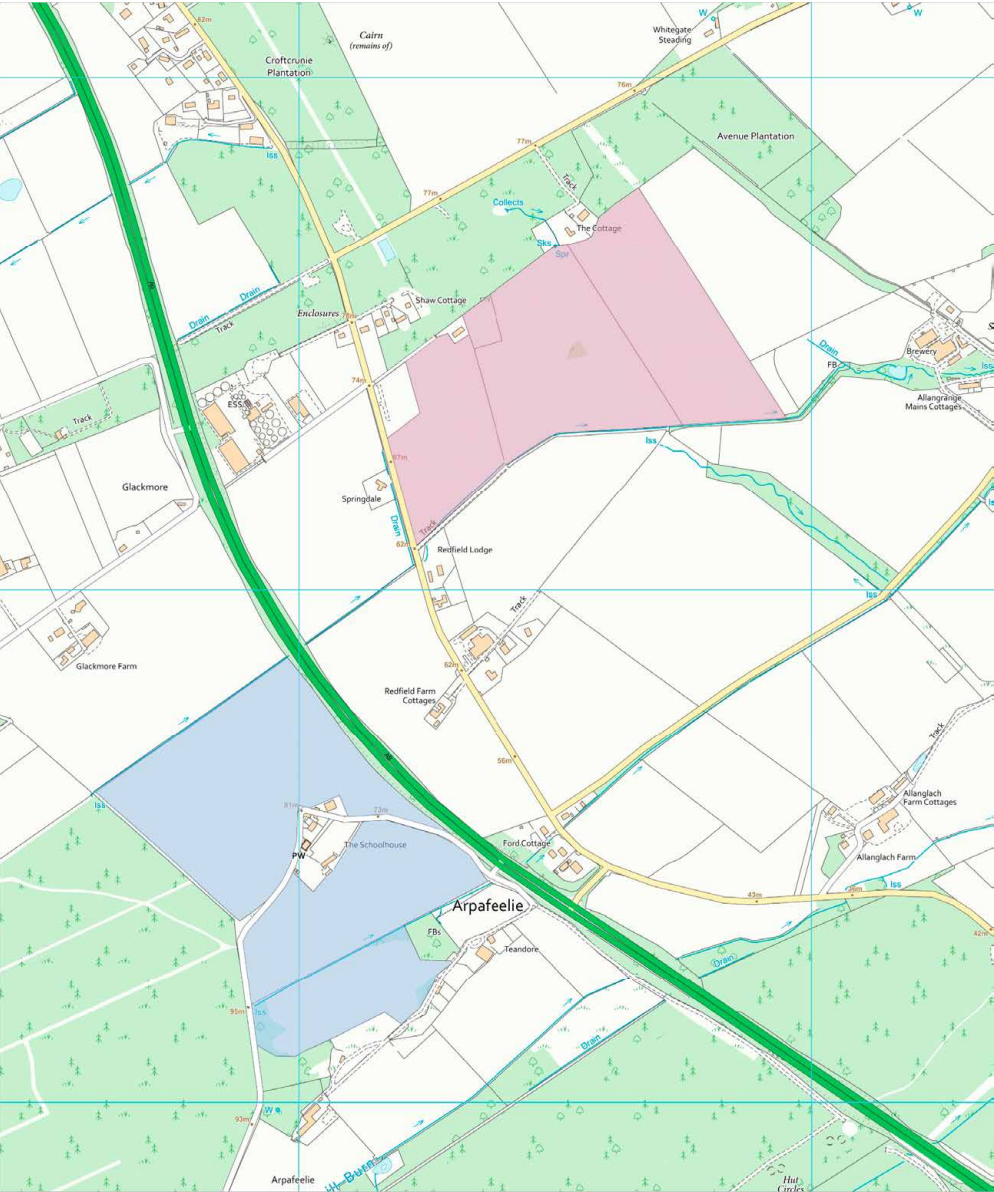
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Over 50 offices across England and Scotland,
including Prime Central London

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Redfield Farm, Black Isle, IV1 3XD

- Lot Key
- 1 Lot 1 (23.83 ha / 58.88 ac)
 - 2 Lot 2 (27.09 ha / 66.96 ac)

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Not to Scale. Drawing No. Y24220-01 | Date 30.01.25





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