



Kinlochy Farm, Tannach by Wick, Caithness

HIGHLAND
RURAL

STRUTT & PARKER
BNP PARIBAS GROUP

Kinloch Farm

Tannoch,

By Wick,

Caithness KW1 5SF

An extensive owner occupied croft with significant farming, sporting and amenity opportunities

Wick 4.5 miles, Thurso 21 miles, Inverness 100 miles, Inverness Airport 110 miles

Steading | Range of outbuildings | 229.54 acres (92.89 Ha)

Cottage - Kitchen/breakfast room | 2/3 Bedrooms | Sitting room | Bathroom | EPC Rating E

For sale as a whole

Location

Kinloch Farm is located approximately 4½ miles to the south west of the town of Wick within the County of Caithness.

Wick, a former Viking settlement, is the closest town with a population close to 7,000. It provides primary and secondary education, health services, recreational, retail, cultural and administrative facilities. It is also home to the oldest golf course in the Highlands and one of the most northerly courses in the mainland UK, Wick Golf Club. The harbour once the busiest herring port in Europe remains in operation. The Pulteney Distillery is an important attraction to visitors, as is Ebenezer Place which features in the Guinness Book of Records as the world's shortest street.

Caithness is a well-established agricultural area and has a good range of suppliers and contractors. The Caithness Machinery Ring is situated in Halkirk (16 miles). There is a local livestock market at Quoybrae (11 miles) which has regular sales throughout the year. There

are also weekly sales in Dingwall, which is approximately 92 miles to the south.

The area is renowned for its rich history, wide open spaces, big skies and spectacular terrain of mountains, lochs, coastline and beaches. The fauna and flora is abundant and diverse from whales, porpoises and seals to birds of prey, deer and rare plant life. Outdoor enthusiasts enjoy mountain biking, walking, kayaking, surfing, golfing and traditional country sports including excellent salmon fishing, the best of Europe's trout fishing and sea angling.

John O'Groats, one of Scotland's best known attractions is located approximately 18 miles to the north. Nearby Scrabster is a gateway to the Orkney Islands and there are regular ferry services. There are also regular bus and rail services available from Thurso.

The property

The entire property is owner occupied croft land with sporting, amenity and environmental opportunities.

Land

The land extends to approximately 229.54 acres (92.89 Ha) in total and is classified a combination of grades 4(2) and 6(3) by the James Hutton Institute. Lying at between 50m and 60m above sea level, the land has a south easterly aspect and is accessed directly from unclassified public roads via a private track, which it has a right of access over.

The land is an interesting mixture of ploughable and permanent pasture, rough grazings/ moorland, ponds/wetland and frontage onto Loch Hempriggs.

The landholding offers the opportunity to combine farming with environmental/amenity projects and also trout fishing, deer stalking and rough shooting.











Kinloch Cottage

The cottage sits in an attractive position overlooking Loch Hempriggs and the surrounding landholding.

The original portion of the cottage is constructed of stone walls set under a pitched tile covered roof with a block constructed flat roof extension to the front. The cottage is in need of up-grading and modernisation.

Attached to the cottage is a former bothy/byre which again is in need of major repairs.

The accommodation can be described as follows;

2 Bedrooms, study/bedroom 3, sitting room, kitchen/breakfast room, bathroom.

Steading

There is small steading adjacent to the cottage with a range of traditional buildings for housing livestock, general purpose sheds and stores.

Crofting

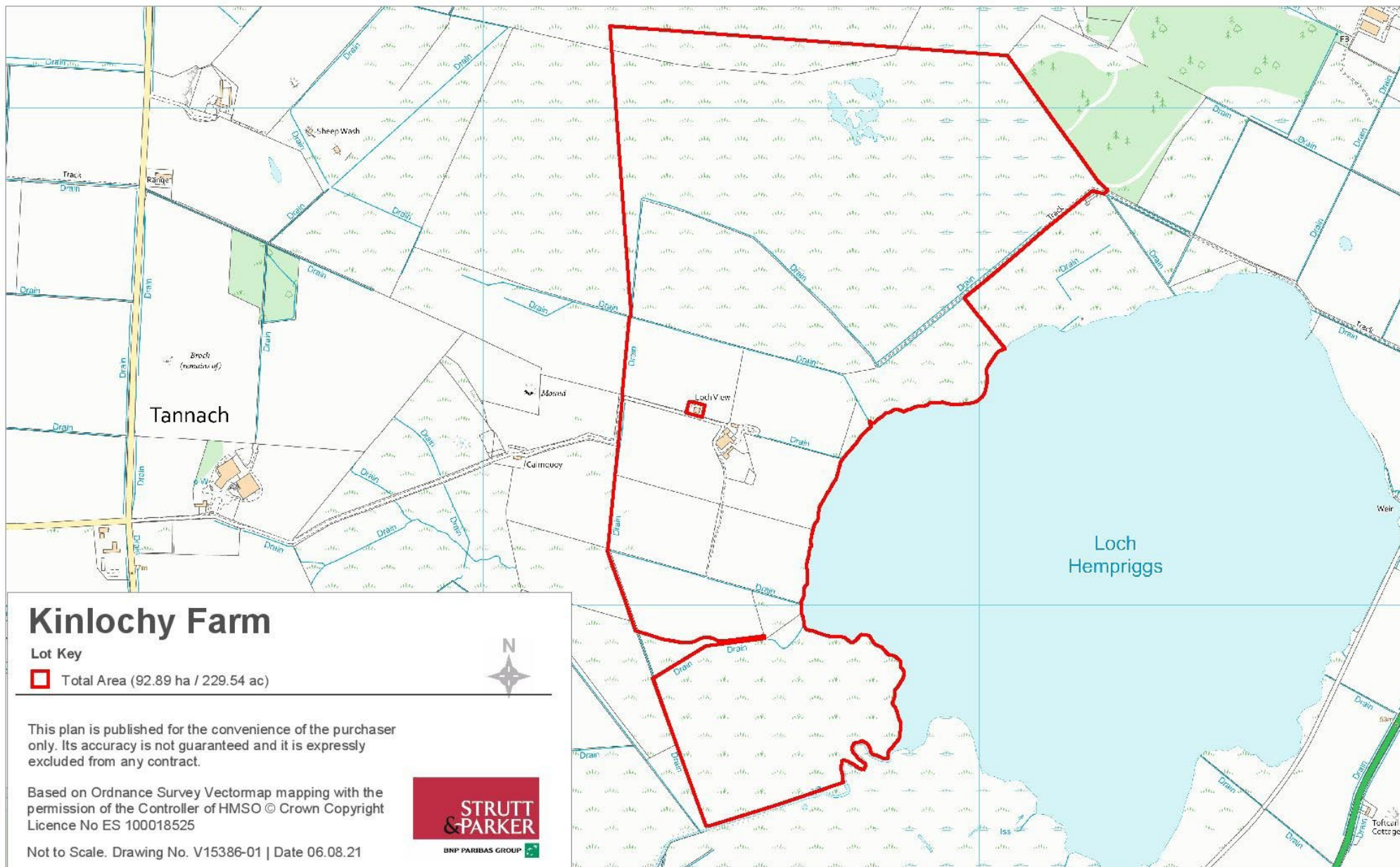
The entire property is subject to crofting tenure (owner occupied croft). Purchasers should satisfy themselves with regards to the rules surrounding owning croftland. For enquiries please contact the Crofting Commission - www.crofting.scotland.gov.uk

Basic Payment Scheme: Entitlements included within the sale. Further details from selling agents.

Farm Code: The land is currently registered by the Scottish Government Rural Payments and Inspections Directorate (SGRPID) under the code 283/0304.

SGRPID: Strathbeg House, Clarence Street, Thurso, KW14 7JS, Tel: 0300 020 1234, Email: sgripid.thurso@scotland.gsi.gov.uk





Directions

From Wick take the A882 towards Haster, after approximately 2.3 miles turn left towards Tannach, follow this road for approximately 2.5 miles and the track leading to Kinloch Farm is on your left hand side.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606

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.

Closing Date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents.

Inverness

9-11 Bank Lane, Inverness, IV1 1WA

01463 719171

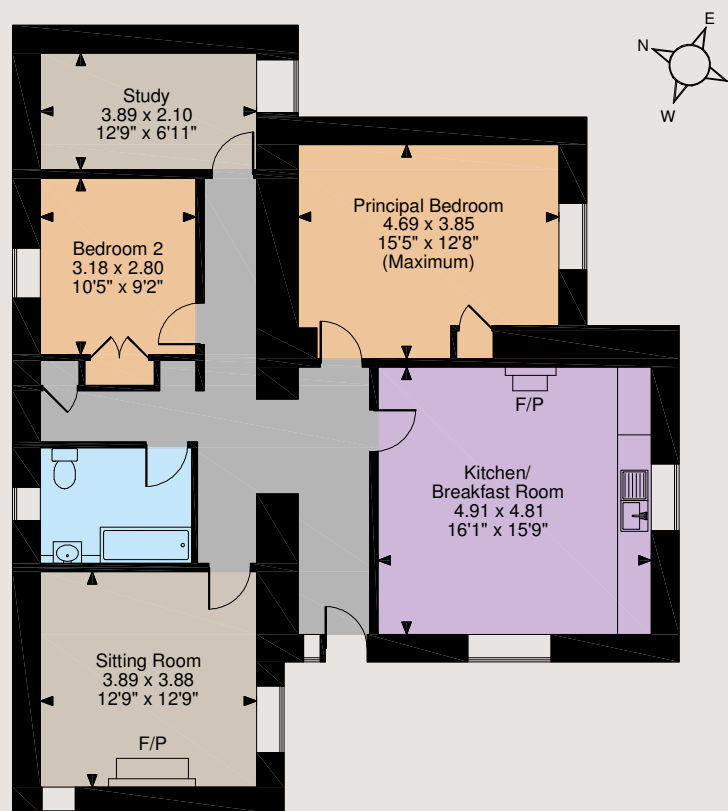
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50 offices across England and Scotland, including Prime Central London

Floorplans
House internal area 1,155 sq ft (107 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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