



Wester Moy Farm,
Muir of Ord, Ross-shire

Strutt
& Parker

Land and property. Since 1885.



An attractive arable and stock unit located within a highly productive area of Ross-shire

Rarely available opportunity to purchase farmland in Ross-shire

Easily managed farm available for sale in three lots

Modern and traditional farm buildings

Woodland creation and environmental opportunities

Development opportunities (subject to the necessary consents)

Approximately 330.21 acres (133.63 ha) in total

For sale as a whole or in 3 lots

Description

Wester Moy Farm is an attractive and highly productive farm which is well located in Ross-shire, to the west of Dingwall and close to the Black Isle. The farm includes a good mixture of arable and grazing land together with a modern and traditional steading, providing the farm with cover for livestock crops and storage. The land comprises an extensive acreage of arable and grazing land, the majority of the land is graded as 3.1, 3.2 and 4.2 by the James Hutton Institute and lies between approximately 25m and 100m above sea level with a southerly aspect. The land is all easily accessed from the main road and internal farm tracks.

The farm is offered for sale in three lots.

Rarely available farmland in Ross-shire | Available for sale in 3 lots
Modern and traditional farm buildings | Woodland, environmental and
development opportunities (STNC) | Approximately 330.21 acres in total

Offers over £2,285,000 (as a whole)



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Lot 1

Approximately 246.58 acres (99.79 ha) of arable/grazing land and a range of farm buildings.

This lot comprises the majority of Wester Moy Farm and provides an attractive acreage of arable and pasture together with a useful range of modern and traditional farm buildings.

The buildings are summarised as follows:

Farm Buildings

The farm buildings form part of lot 1 and are a mixture of modern and traditional buildings as follows:

General Purpose Shed – approximately 19.19m x 11.62m
Constructed of part concrete walls, steel portal frame, concrete floor, corrugated roof cladding.

Sheep Shed/Hay Store – approximately 18m x 14.1m
Concrete floor, timber frame

Adjacent Sheep Shed – approximately 11.5m x 18m
Steel portal frame, concrete floor, corrugate metal side cladding

Traditional range of buildings – U-shaped traditional stone building comprising central cattle court with central feed passage, steel portal frame, corrugated roof.

A summary of the field acreages is below:

Field	Ha	Acres	Use
9	11.24	27.77	Ploughable pasture
17	4.86	12.00	Arable
23	11.83	29.23	Arable
28	13.1	32.37	Arable
1	13.98	34.54	Arable
8	0.16	0.39	Field margin/ditch/hedge
7	11.65	28.78	Field margin/ditch/hedge
18	0.11	0.27	Field margin/ditch/hedge
16	0.26	0.64	Field margin/ditch/hedge
12	7.94	19.62	Arable
22	6.48	16.01	Arable
26	8.36	20.66	Arable
13	0.2	0.49	Field Margin/ditch/hedge
24	0.81	2.00	Permanent pasture
25	0.17	0.42	Field margin/ditch/hedge
4	0.27	0.67	Permanent pasture
5	0.27	0.67	Permanent pasture
2	5.86	14.48	Arable
Other	2.24	5.54	Roads/buildings etc.
Total	99.79	246.58	





Lot 2

Approximately 72.91 acres (29.51 ha) of arable and grazing land.

This lot is located at the northern boundary of the farm and comprises a block of pasture and arable ground which is accessed via the hamlet of Jamestown close to the far northern boundary.

The field acreages are summarised as follows:

Field	Ha	Acres	Use
11	9.89	24.44	Permanent pasture
20	4.02	9.93	Ploughable pasture
21	5.02	12.40	Ploughable pasture
27	5.57	13.76	Ploughable pasture
3	4.79	11.83	Permanent pasture
19	0.17	0.42	Field margin/ditch/hedge
Other	0.05	0.12	Roads etc.
Total	29.51	72.91	



Lot 3

Approximately 10.72 acres (4.34 ha) of arable and grazing land.

Lot 3 comprises a ring-fenced arable / grazing field which may have some potential for development subject to applying for and gaining the necessary consents.

Field	Ha	Acres	Use
14	4.19	10.35	Permanent pasture
Other	0.15	0.37	
Total	4.34	10.72	

Location

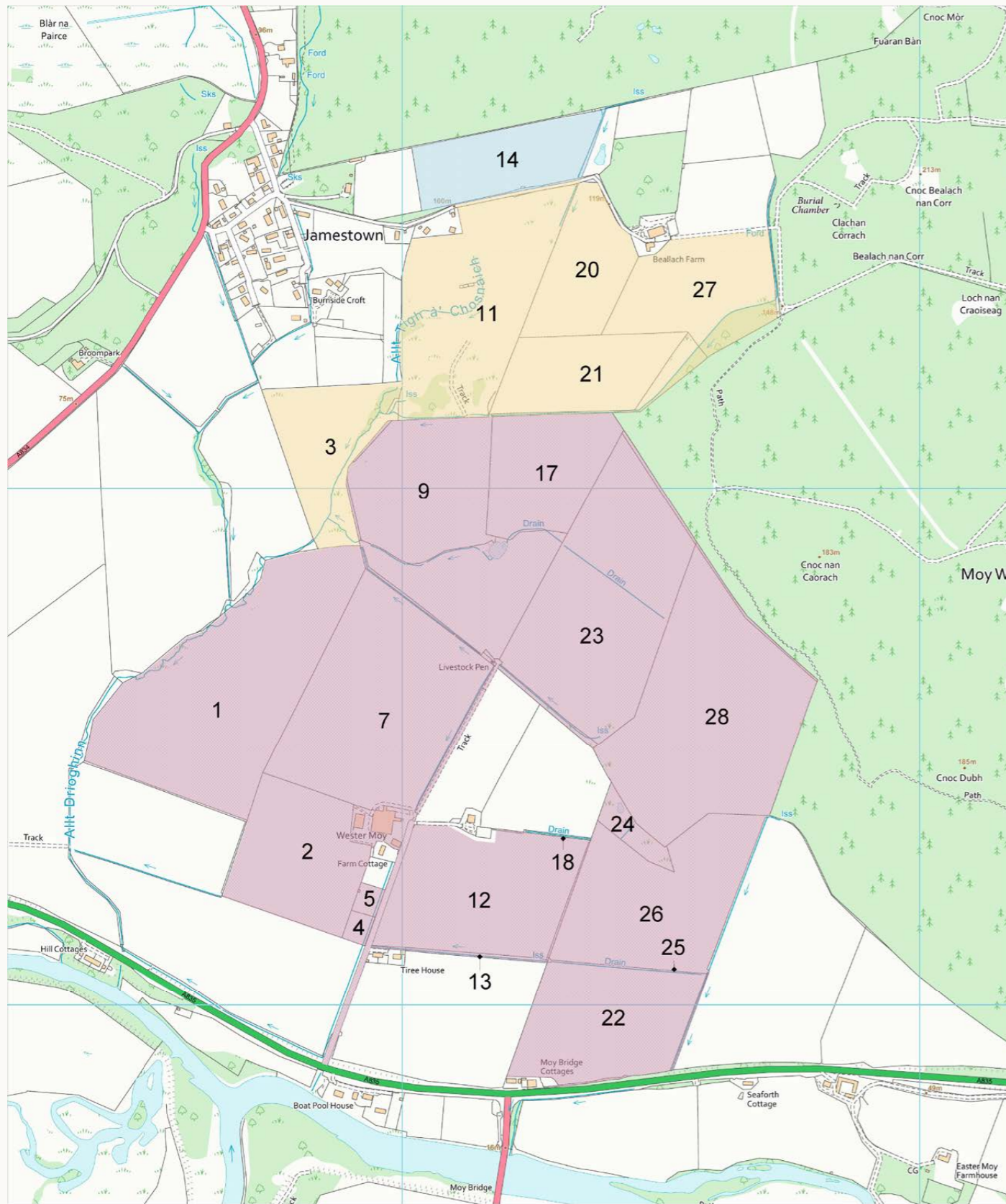
Wester Moy Farm is situated in the attractive countryside of Ross-shire, to the west of the town of Dingwall and to the north of the town of Muir of Ord. This area of Ross-shire is renowned as one of the best farming areas in Scotland. It has a reputation for productive, high-quality farmland at low altitude and has a well-developed agricultural infrastructure including a number of grain, potato and agricultural machinery merchants. There is a busy livestock market at Dingwall. The nearest settlement to the farm, is Dingwall, which provides an extensive range of services including supermarkets, shops, banks, cafés, restaurants, hotels and leisure facilities. The nearby A9 provides excellent links to the city of Inverness which provides a range of administrative, retail, recreational, educational and cultural facilities.

The farm is well served by communications links. Inverness has an airport which offers regular flights to London, Birmingham, Bristol, Manchester, Belfast and a small range of European destinations (some of which are charter/seasonal). There is a nearby railway station at Muir of Ord which has services into Inverness. A sleeper service operates from Inverness railway station to London.

There are a number of primary schools in the local area, while Dingwall Academy provides secondary education. Private education is available at Gordonstoun, Elgin.

The surrounding area has plenty of sporting opportunities, which include, for the golfer, the famous championship courses at Royal Dornoch and Castle Stuart. For the fly fisherman there is salmon fishing on the nearby River Conon and River Beaully. There are also a host of lochs in the general vicinity which offer trout fishing by arrangement. Pheasant shooting and driven grouse shooting can be rented on estates in the surrounding area.

Inverness, the capital city of the Highlands, lies approximately 20 miles to the southwest. 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).



Wester Moy Farm, Muir of Ord, Ross-shire, IV6 7UX

Lot Key

- 1 Lot 1 (99.79 ha / 246.58 ac)
- 2 Lot 2 (29.51 ha / 72.91 ac)
- 3 Lot 3 (4.34 ha / 10.72 ac)

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Not to Scale. Drawing No. ZAA27617-01 | Date 23.04.26

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General

Method of sale and tenure: The Property is offered for sale in 3-lots or as a whole.

Asking prices:

- Lot 1 - Offers over £1,750,000
- Lot 2 - Offers over £385,000
- Lot 3 - Offers over £150,000
- The whole - Offers over £2,285,000

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

Farm Code: The landholding has a farm code of 762/0005.

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.

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 IV2 6AA. Email: 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. Rights of access will be retained to the Farmhouse and Cottage adjacent to the farm steading.

Western Isles Connection Project: An agreement has been signed in terms of the above cable route with Scottish Hydro Electric Transmission Limited. Further details can be provided from the selling agents.

Right of Pre-Emption: The sale of Wester Moy is subject to a right of pre-emption. Further details on this can be obtained from the selling agents.

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 seller.

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

SGRPID

Longman 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: For further information on planning enquiries, please contact:

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

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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