

Woodlands & Mountrich Farms,
by Dingwall, Ross-shire





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

Inverness 14 miles, Inverness Airport 22 miles, Dingwall 1 mile
(All distances are approximate)

- Rarely available opportunity to purchase farmland in Ross-shire
- Easily managed farm available for sale in 3-lots or as a whole
- Modern and traditional farm buildings
- Woodland creation and environmental opportunities
- Development opportunities (subject to the necessary consents)
- Deer stalking and rough shooting

Approximately 825.02 acres (333.88 ha) in total

For sale as a whole or in 3 Lots

Asking prices:

Lot 1 - Offers over £2,650,000

Lot 2 - Offers over £850,000

Lot 3 - Offers over £400,000

The Whole - Offers over £3,900,000





Location

Woodlands and Mountrich Farms are situated in the attractive countryside of Ross-shire immediately to the east of the town of Dingwall. 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 well-developed agricultural infrastructure including a number of grain, potato and agricultural machinery merchants.

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.

There is a busy livestock market at Dingwall, the nearest settlement to the farm, 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.

Inverness, the capital city of the Highlands, lies approximately 22 miles to the southwest. Inverness, a vibrant city, has a full range of retail, educational, leisure and commerce 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 Dingwall 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.





Description

Woodlands and Mountrich comprise a significant acreage of arable, pasture and hill land located just to the east of the town of Dingwall in Ross-shire, providing an excellent mixture of arable, pasture, grazing and hill land with farm buildings, development and natural capital opportunities. The property also includes attractive areas of amenity woodland and shelterbelts, with potential for further woodland creation schemes.

The property extends to approximately 825.02 acres (333.88 ha) in total and is available for sale as a whole or in 3 lots.

Lot 1 - Woodlands Farm

Forming the southerly portion of Woodlands Farm and bounded on the south side by the 'Old Evanton Road', this lot comprises mainly arable and pasture land together with a large general purpose agricultural building. The land lies at between 100m and 270m above sea level and is graded as being predominantly 3.2 with sections of 3.1 and 4.2 by the James Hutton Institute.

Woodlands Farm Building

Located adjacent to the internal farm track, close to the southeast boundary of this lot, is a large general purpose shed which provides a range of uses given its size and quality.

General Purpose Agricultural shed - about 70m x 26m
Constructed of steel portal frame, concrete floor, concrete block lower walls, upper clad metal space sheeting.

Fluchlady - Development Opportunity

A derelict traditional stone cottage, known as Fluchlady, is located towards the northern end of Lot 1 and provides a potential residential development opportunity (subject to gaining planning and other consents).

There is also a former farm building located to the north of Fluchlady which may also have development potential (subject to gaining planning consent).





The acreages for lot 1 can be summarised as follows:

Field	Ha	Acres	Use
7	2.64	6.52	Woodland
8	0.71	1.75	Grazing/Woodland
9	3.48	8.60	Grazing/Woodland
10	0.88	2.17	Woodland
11	26.79	66.20	Grazing/Arable/Woodland
13	1.08	2.67	Woodland
15	0.26	0.64	Woodland
16	5.04	12.45	Pasture
17	10.01	24.73	Pasture
18	7.02	17.35	Pasture
19	0.76	1.88	Woodland
20	1.21	2.99	Woodland
21	9.37	23.15	Temporary Grass/Arable
22	0.96	2.37	Woodland/Rough Grazing
23	8.68	21.45	Woodland/Rough Grazing/Pasture
24	2.91	7.19	Woodland/Rough Grazing
25	0.73	1.80	Rough Grazing
26	7.91	19.54	Pasture

Field	Ha	Acres	Use
30	7.98	19.72	Temporary Grass/Arable
31	0.63	1.56	Arable
32	0.48	1.19	Woodland
34	8.38	20.71	Arable
35	5.53	13.66	Arable
36	1.72	4.25	Arable
38	8.59	21.23	Arable
40	8.57	21.18	Arable
43	7.63	18.85	Arable
44	5.49	13.57	Arable
46	1.22	3.01	Woodland
48	7.89	19.50	Arable
51	5.80	14.33	Arable
52	7.89	19.50	Arable
56	9.81	24.24	Arable
58	4.76	11.76	Arable
Other	3.51	8.67	
Total	184.60	456.14	

Lot 2 – Mountrich Farm

Lot 2 – Mountrich Farm
This lot comprises the entire farm of Mountrich which is located on the south side of the ‘Old Evanton Road’ between Dingwall and Evanton. The land is an interesting mixture of arable and pastureland which lies between 20m and 100m above sea level and is graded as being predominantly 4.2 with a section of grade 3.1 by the James Hutton Institute.

There is also a small steading which can be summarised as follows:

Traditional steading approx. 30m x 30m comprising 2 general purpose sheds and 2 adjacent stores. Stone walls, corrugated roof, corrugated sheet roof and side clad.

Open fronted cart shed, approx. 40m x 10m constructed of steel portal frame, concrete and rubble floor. Corrugated side clad and roof.

Field shelter, approx. 12m x 5m constructed of concrete floor, concrete block lower walls, timber and metal upper cladding.

Mountrich has good development potential (subject to gaining planning and other consents) given its location and views south over the Black Isle and Cromarty Firth.





The land on lot 2 can be summarised as follows:

Field	Ha	Acres	Use
28	3.17	7.83	Temp Grass/Arable
29	2.57	6.35	Temp Grass/Arable
33	3.96	9.79	Temp Grass/Arable
36	1.72	4.25	Temp Grass/Arable
37	3.25	8.03	Temp Grass/Arable
39	1.62	4.00	Arable
41	1.84	4.55	Temp Grass/Arable
42	2.44	6.03	Temp Grass/Arable
45	3.06	7.56	Temp Grass/Arable
47	3.82	9.44	Temp Grass/Arable
49	2.58	6.38	Temp Grass/Arable
50	4.79	11.84	Arable
53	5.03	12.43	Temp Grass/Arable
54	4.40	10.87	Arable
55	3.87	9.56	Temp Grass/Arable
57	4.15	10.25	Temp Grass/Arable
Other	4.71	11.63	
Total	56.98	140.79	



Lot 3 – Woodlands Hill

Woodlands Hill lies at the north side of Lot 1 and is accessed via the main Woodlands Farm road and track (right of access to be granted over if sold separately). The hill provides an interesting and varied landscape of pasture, woodland and hill ground with stunning views to the north and south. The land provides a range of uses from grazing land, sporting opportunities to woodland creation and nature capital projects. Lying at between 250m and 280m above sea level the land is graded as 4.2/5.2 by the James Hutton Institute.

The acreage is summarised as follows:

Field	Ha	Acres	Use
1	8.70	21.50	Woodland
2	0.20	0.49	Woodland
3	38.69	95.60	Pasture/Rough Grazing
4	5.04	12.46	Pasture/Rough Grazing
5	10.07	24.88	Woodland/Rough Grazing
6	0.78	1.93	Woodland
12	19.00	46.95	Rough Grazing
14	7.76	19.17	Woodland/Rough Grazing
27	1.12	2.77	Rough Grazing
Other	0.95	2.34	
Total	92.31	228.10	



General Information

Directions: From Inverness take the A9 north over the Kessock Bridge until you reach the Tore roundabout. At Tore take 3rd exit following the A9 over the Cromarty Bridge. At the roundabout take the first exit onto the A862. Remain on this road for approximately 2.5 miles and turn right onto Tulloch Avenue. At the top of the road turn right onto Old Evanton Road for 2 miles where a left turn is taken onto Woodlands Farm road. Method of sale and tenure: The property is offered for sale in 3-lots or as a whole.

Viewing: Strictly by appointment with the joint selling agents, Strutt & Parker (Tel: 01463 719171), contact Euan MacCrimmon or Claire Macdonald or Patrick Porteous at Landfor Tel. 07444 559510.

Farm code: The landholding has a farm code of 742/0007.

Basic Payment Scheme: The Basic Payment Scheme (BPS) 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.

Solicitors: Adele Nicol, Anderson Strathern, 59 Morrison Street, Glasgow, EH3 8BP
T. 0131 270 7700
E. Adele.Nicol@andersonstrathern.co.uk

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.

Possession: Certain parts of the property are let out on seasonal lets to multiple parties and vacant possession will be available on differing dates. Further information from the joint selling agents.

Forestry Grant Scheme: There are new planting schemes, extending to 4.85 ha and 2.8 ha, located on lot 1. Further details available from the joint selling agents.

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.

If sold in lots a right of access will be granted over lot 1 in favour of the purchaser of Lot 3.

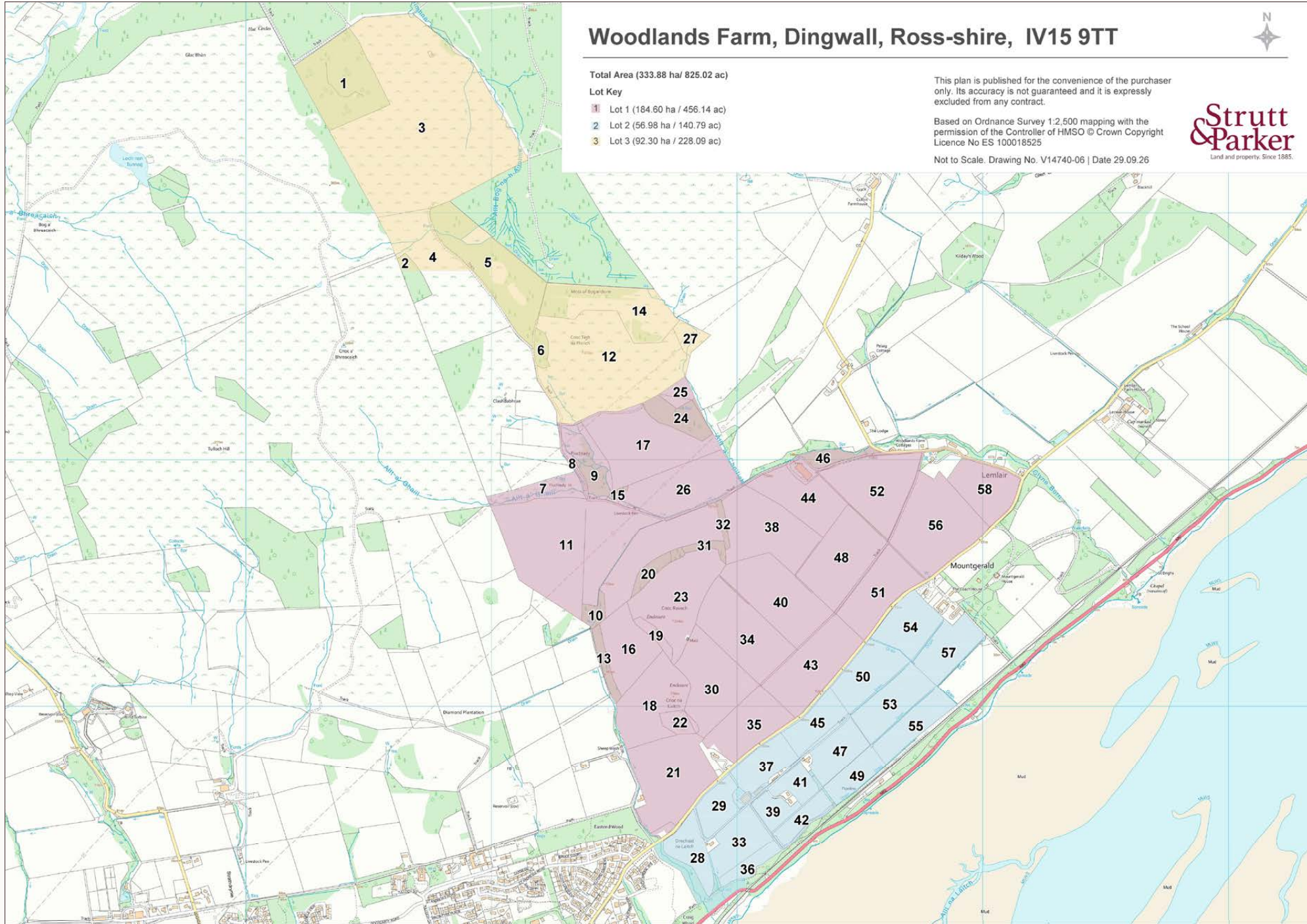
Services: The farm buildings have access to mains electricity and mains water.

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

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



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Landfor
Chartered Land & Forestry Agency,
Glennearn Farmhouse, Bridge of Earn,
Perthshire PH2 9HL
07444 559510 | patrick@landfor.co.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

Development clawback: The sellers will retain a clawback of 20% of the uplift in value, due to planning being granted, for a period of 20 years over fields 21, 28 and 29 of the sale plan within these particulars.

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.

 @struttandparker struttandparker.com

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