

An aerial photograph of a large farm in the Scottish Highlands. The landscape is dominated by vibrant green fields, some of which are divided by stone walls. A river flows along the left side of the frame. In the background, rolling hills and mountains are covered in dense forests. A small cluster of white buildings, likely the farm's main residence, is visible in the middle ground. The sky is clear and blue.

Galbraith

LAND AT INVERCANNICH FARM

CANNICH, BEAULY, HIGHLAND

LAND AT INVERCANNICH FARM, CANNICH, BEAULY, HIGHLAND

Productive grazing land in an idyllic and accessible position in Strathglass

Cannich 0.8 miles ■ Beauly 16 miles ■ Inverness 28 miles

About 13 hectares (32.3 acres)

Offers Over £75,000

- About 13 hectares (32.3 acres) of pasture
- Picturesque rural setting
- Good quality ploughable pasture and rough grazing
- Adjoining the River Glass
- Easy access from the public road
- Opportunity for woodland creation subject to the necessary consents

FOR SALE AS A WHOLE

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

The land at Invercannich Farm is located in an idyllic setting at the heart of Strathglass. The area is popular for walking and fishing as well as its wildlife with Capercaillie, golden eagle, osprey, and otter prevalent in the area. The village of Cannich (about 0.8 miles) has a village shop and a primary school, with secondary schooling available in Drumnadrochit (about 13 miles). The village of Beaulie (about 16 miles) offers a wider range of amenities and shops whilst Inverness (about 28 miles) has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The land at Invercannich Farm comprises two adjoining parcels of land which in total extend to approximately 13 ha (32.3 acres). The land runs between the public road (A831) and the River Glass and includes productive haugh land with the majority of the ground capable of being ploughed with the balance more suited to permanent pasture / rough grazing. In recent years, the land has been let on a series of seasonal grazing licences to a local farmer and used for silage / hay production and aftermath grazing. Essentially flat lying, the land is principally classified as Grade 4.1 and 5.1 by the James Hutton Institute with an area of Grade 6.1. The fields rise from 54m to 60m above sea level.

IACS

All the farmland is registered for IACS purposes and the farm code is 79/434/0155.

NITRATE VULNERABLE ZONE (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

The Highland Council, Glenurquhart Road, Inverness IV3 5NX

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Longman House, 28 Longman Rd, Inverness IV1 1SF

MINERALS

The mineral rights are included insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

DIRECTIONS

From Beauly, head south west on the A862 for approximately 1.2 miles and take a right onto the A831 to Cannich. Stay on the A831 for approximately 15 miles until there is a left-hand turn for Runivraid and Invercannich Lodge. Follow the private shared access track around to the left where the property can be accessed.

POST CODE

IV4 7LS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
stirs.sunk.routine

SOLICITORS

R & R Urquhart LLP, 121 High Street, Forres, Moray IV36 1AB

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm land and water courses.

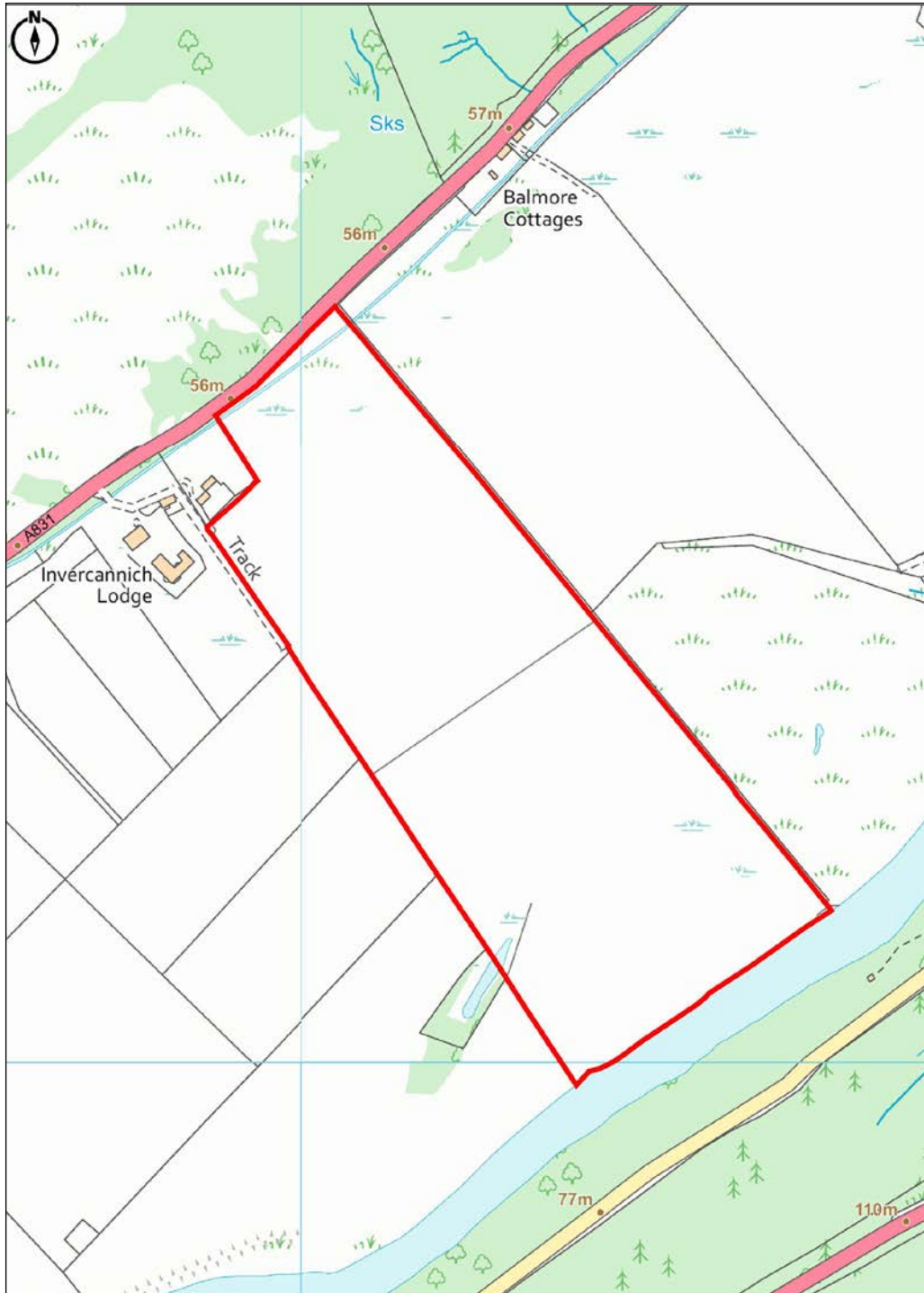
THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 434600. Email: alistair.christie@galbraithgroup.com.





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023.



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