

LAND AT EASTER GLACKTON FARM

GOLLANFIELD, NAIRN



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A fantastic opportunity to acquire a generous block of permanent pasture in Nairnshire.

Nairn 4.4 miles. ■ Inverness 11.6 miles.

- Two grassland fields
- Easily accessible directly off the A96
- Pony paddock potential
- Close to a wide range of amenities

About 13.76 ha (34 acres) in all.

Offers Over £200,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





DESCRIPTION

The Land at Easter Glackton Farm is located approximately 4.4 miles to the south west of Nairn. The property comprises approximately 13.76 ha (34 acres) of productive permanent pasture grassland and is split in two parcels. The first field to the east of the access track extends to around 12.44 ha (30.75 acres) while the other field to the west extends to around 1.32 ha (3.25 acres). The land is classified principally of Grade 5.3 by the James Hutton Institute with a small area of Grade 3.2. The property rises from approximately 21m to 27m above sea level at its highest point.

The land has been identified as falling within the area required for the A96 dualling project and, as such, the owners may qualify for full compensation should the land be acquired for this purpose. Interested parties should satisfy themselves as to the compensation process.

DIRECTIONS

From Inverness head east on A96 towards Nairn. At Inverness Retail Park roundabout, take the 1st exit and stay on A96. At the Smithton roundabout, take the 2nd exit and stay on A96. At Airport roundabout, take the 2nd exit and stay on A96 for approximately 3.5 miles until there is a right hand turn leading onto a stone track where the fields are on the left and right hand side. Note the level crossing that allowed direct access from Easter Glackton Farm is closed for vehicular access.



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
ringers.impaled.spouse

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).

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343.

POST CODE

IV2 7UR

SOLICITORS

Innes & Mackay
Kintail House
Beechwood Business Park
Inverness
IV2 3BW

2017 ANTI MONEY LAUNDERING REGULATIONS

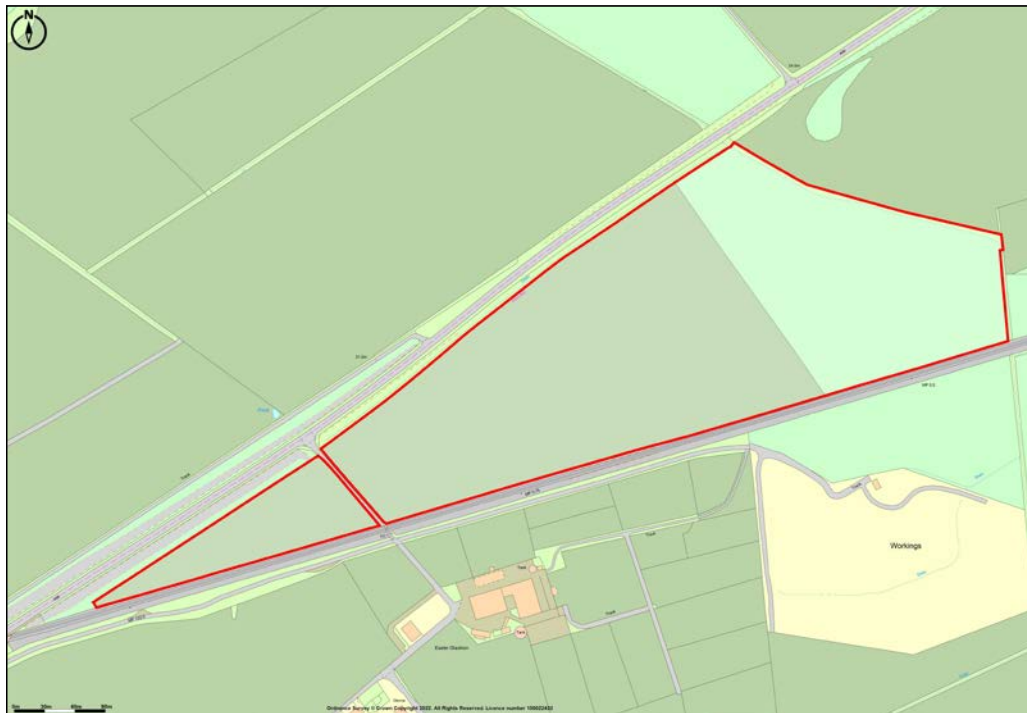
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

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 Rod Christie on 01343 546362. Email: rod.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 sales 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, together with proof of funding and identification. 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. Photographs taken in November 2022.





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