

FOR SALE

Development Opportunity

Pitcalzean Farm,

by Nigg, Tain, IV19 1QT



- 676.44 ACRES (273.75 HECTARES) OF AGRICULTURAL LAND
- CLASS 2 ARABLE LAND AND CLASS 5.2 ROUGH GRAZING
- FARMHOUSE, COTTAGES, AND FARM BUILDINGS
- INVERNESS - 36 MILES
- TAIN - 9.5 MILES
- NIGG - 0.5 MILES

INTRODUCTION

This is an opportunity to purchase 676.44 acres of agricultural land including 329.90 acres of arable land together with farmhouse, farm buildings and cottages. This unit has development potential with several redundant buildings. 690.8 acres (279.55 hectares) in all.

SITUATION

The land is situated 36 miles from Inverness in Easter Ross.

DIRECTIONS

Pitcalzean Farm is located off the B9175 to the east of Nigg. Access to the main farm steading is via an unclassified road from the oil terminal to Nigg turning right onto a private road leading to Pitcalzean Mains.

DESCRIPTION

676.44 acres of south west facing agricultural land. The arable Land which extends to 329.90 acres is classified by Macaulay Institute as Land Capability grade 2 to 3.2. The land is accessed from the public roads and private tracks within the property. All fields are currently in grass. There will be no ongoing valuations payable in respect of these fields.

ACCESS

Pitcalzean is accessed from the public road.

TENURE AND OCCUPATION

All the buildings and houses are currently vacant.

There are currently three seasonal grazing leases over parts of the farm:-

FIELD NAME	AREA (ACRES)	RENT (ANNUAL/ACRE)	TERMINATION
18,20 & 23	36.38	£30	31 Dec 2011
Golf Course, Top Hill & Frank Field	223.9pt	£25 & £36	31 Dec 2011
8	56.61	£22	29 Dec 2011

and two short limited duration tenancy over parts of the farm:-

FIELD NAME	AREA (ACRES)	RENT (ANNUAL/ACRE)	TERMINATION
4 & 10	56.65	£58	31 Dec 2011
10pt	8	£58	31 Dec 2011

SALE PLAN

An illustrated Sale Plan of the area is shown opposite.

PITCALZEAN FARM

A one and a half storey farmhouse under a slate roof with attractive pitched eave feature to south.



There is additional single storey building under a tin roof and a run down cottage under a slate roof which both provide an excellent development opportunities.



COTTAGES

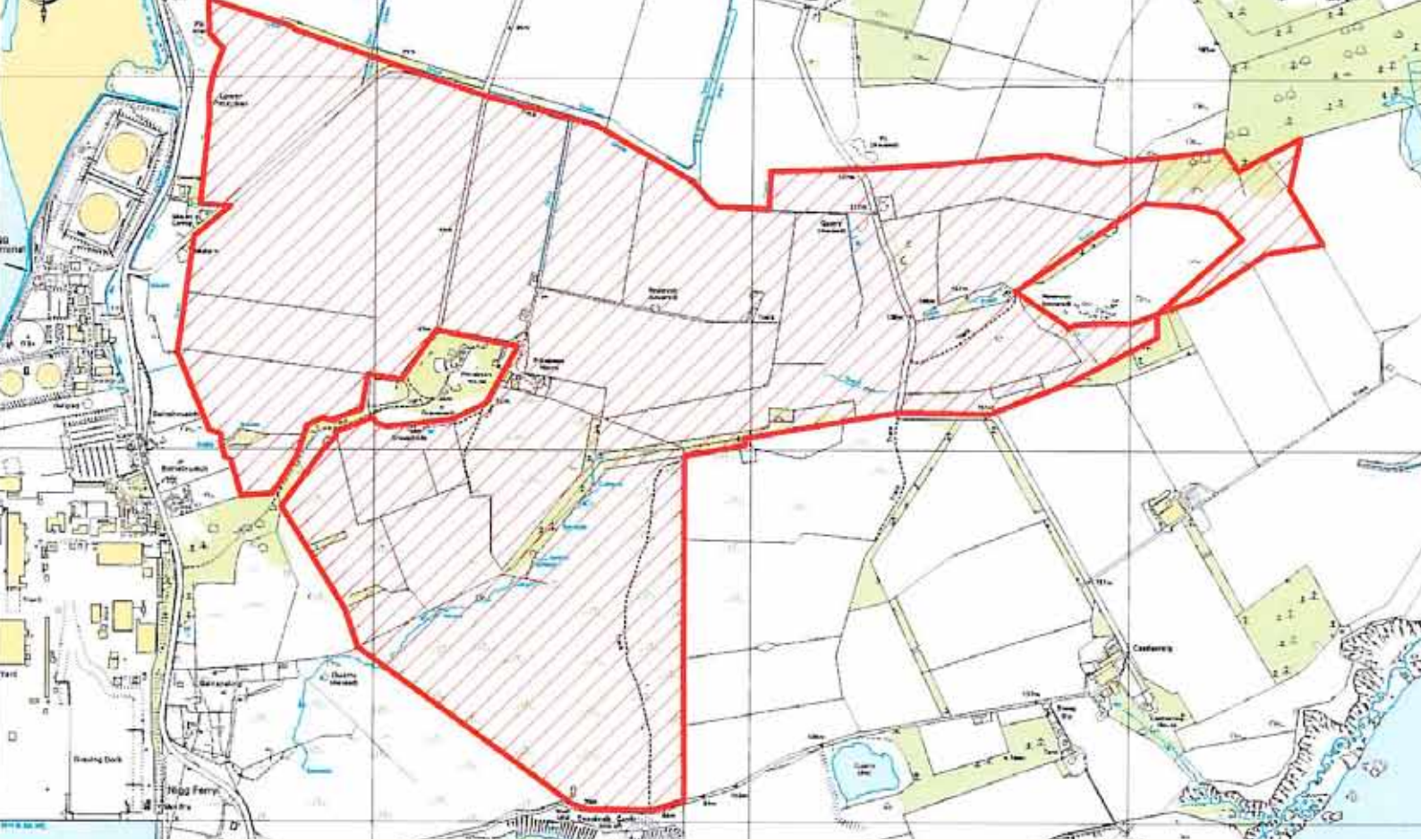
There are two pairs of semi-detached one and a half storey houses under slate roofs. There is a single storey stone cottage under a slate roof. All the cottages have been vacant and boarded for a number of years.



FARM BUILDINGS

The main farm buildings comprise a Nissen hut and a Dutch barn attached to another corrugated iron shed. There is a hill shelter, which is a semi circular roofed building under a tin roof with block walls, which gives shelter to livestock on hill ground.





SCHEDULE OF AREA

FIELD NO	FIELD ID	ACRES	HECTARES	TYPE
3	NH/79698/69963	6.42	2.6	Arable
4	NH/79712/70937	33.61	13.6	Arable
5	NH/79888/70513	127.40	51.56	Arable
6 pt	NH/79900/69721	15.99	6.47	Rough Grazing
7 pt	NH/80067/69958	16.98	6.87	Rough Grazing
8 pt	NH/80125/69263	56.61	22.91	Rough Grazing
9	NH/80174/69726	22.38	9.06	Rough Grazing
10	NH/80345/70622	34.32	13.89	Arable
11	NH/80404/69962	28.99	11.73	Rough Grazing
12	NH/80521/70284	15.12	6.12	Arable
13	NH/80576/70628	23.35	9.45	Arable
14	NH/80667/69720	41.07	16.62	Rough Grazing
15	NH/80700/69138	12.55	5.08	Rough Grazing
16	NH/80720/69332	9.49	3.84	Rough Grazing
17	NH/80797/70055	14.41	5.83	Arable
18	NH/80831/70244	24.02	9.72	Arable
19	NH/80877/70517	33.78	13.67	Arable
20	NH/81158/70090	3.11	1.26	Rough Grazing
21	NH/81181/70695	6.97	2.82	Permanent Pasture
22	NH/81183/70439	17.47	7.07	Arable
23	NH/81320/70297	23.80	9.63	Rough Grazing
24	NH/81575/70398	2.27	0.92	Rough Grazing
25	NH/81607/70548	28.54	11.55	Pt Rough Grazing / Pt Permanent Pasture
26	NH/81631/70247	33.14	13.41	Pt Rough Grazing / Pt Permanent Pasture
27	NH/81663/70732	23.65	9.57	Permanent Pasture
28	NH/82332/70658	21.00	8.5	Rough Grazing

WAYLEAVES

All wayleaves are included in the sale.

SHOOTING RIGHTS

Included in sale.

LOCAL AUTHORITY

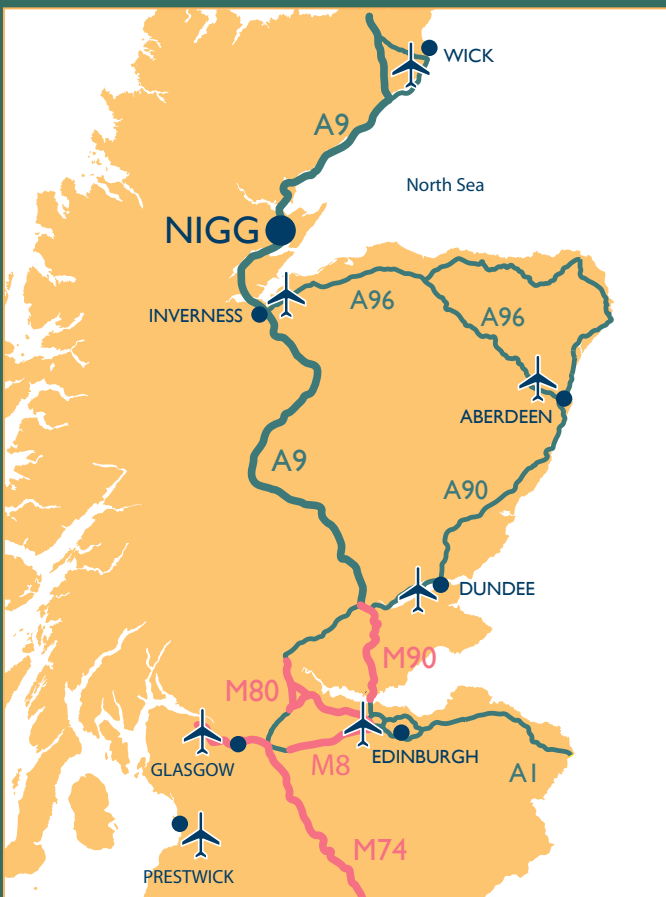
Highland Council, Glenurquhart Road, Inverness, IV3 5NX.

CLOSING DATE

A closing date may be fixed and prospective Purchasers are advised to register their interest with the Selling Agents. Prospective Purchasers should note that unless their interest in the property is registered, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without notice.

DEPOSIT

A deposit of 10% of the purchase price will become payable to the Seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may have taken entry. If the Purchaser fails to make payment within 14 days of the entry date with all accrued interest, the Seller shall be entitled to resale from the missives and to resell the property without prejudice to their rights to recover from the prospective Purchaser any loss incurred.



VIEWING

Strictly by appointment with the joint Selling Agents.



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AGENTS NOTE: For clarification we wish to inform prospective Purchasers that we have prepared these sales particulars as a general guide. If communications, condition of the property, situation or other such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. These particulars do not constitute an offer or contract or part thereof. Colliers do not make or give either in these particulars or during negotiations or otherwise, any warranty or representation whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any omission, error or mis-statement in these particulars, June 2011.