



PITCALZEAN MAINS FARM

NIGG, TAIN, EASTER ROSS, IV19 1QT



**PETER GRAHAM
& ASSOCIATES LLP**
CHARTERED SURVEYORS



PITCALZEAN MAINS FARM

NIGG, TAIN, EASTER ROSS, IV19 1QT

An opportunity to purchase 341 Ha(843 Acres) of land including Grade 2 & 3.1 Arable and Grade 4 & 5 Grazing

Available as a whole or in 3 separate lots

SELLING AGENT

Peter Graham & Associates LLP

Coneloch, Longmorn, Elgin, Moray IV30 8SN

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WWW.PETERGASSOC.CO.UK

FOR SALE

OFFERS OVER AS A WHOLE

£2,000,000

Available in
three separate lots

SITUATION

The land is situated 0.5 miles to the south of the small settlement of Nigg and just to the east of the Nigg Energy Park.

DIRECTIONS

Pitcalzean Mains is accessed primarily from a minor unclassified road off the B9175 either from Nigg energy Park or via the settlement of Nigg. Access to the farm steading is taken through a stone entrance along a private tarmac drive. The grazing on higher ground to the East is taken directly off the minor road from Nigg to Castlecraig.

LOCAL AREA

Pitcalzean is situated in the attractive countryside of Easter Ross. Easter Ross is renowned as one of the best farming areas in Scotland with a reputation for productive, high quality farmland. Located not far from the A9, the main arterial road running up the

coast provides good links to agricultural merchants and also Dingwall mart.

Tain, approximately 8 miles away, is a small but thriving town with a population of around 3,500. It is the focal point for an extensive rural area. It provides an extensive range of services including supermarkets, shops, banks, cafes, restaurants, hotels and leisure facilities. Tain is also home to the famous whisky distillery Glenmorangie.

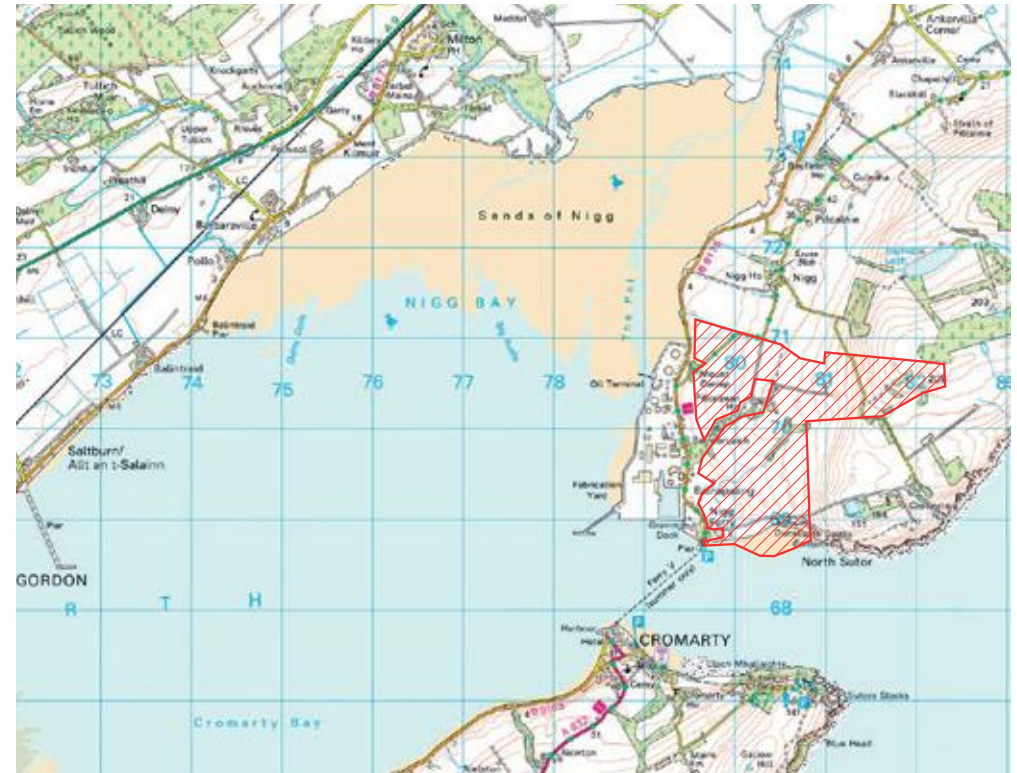
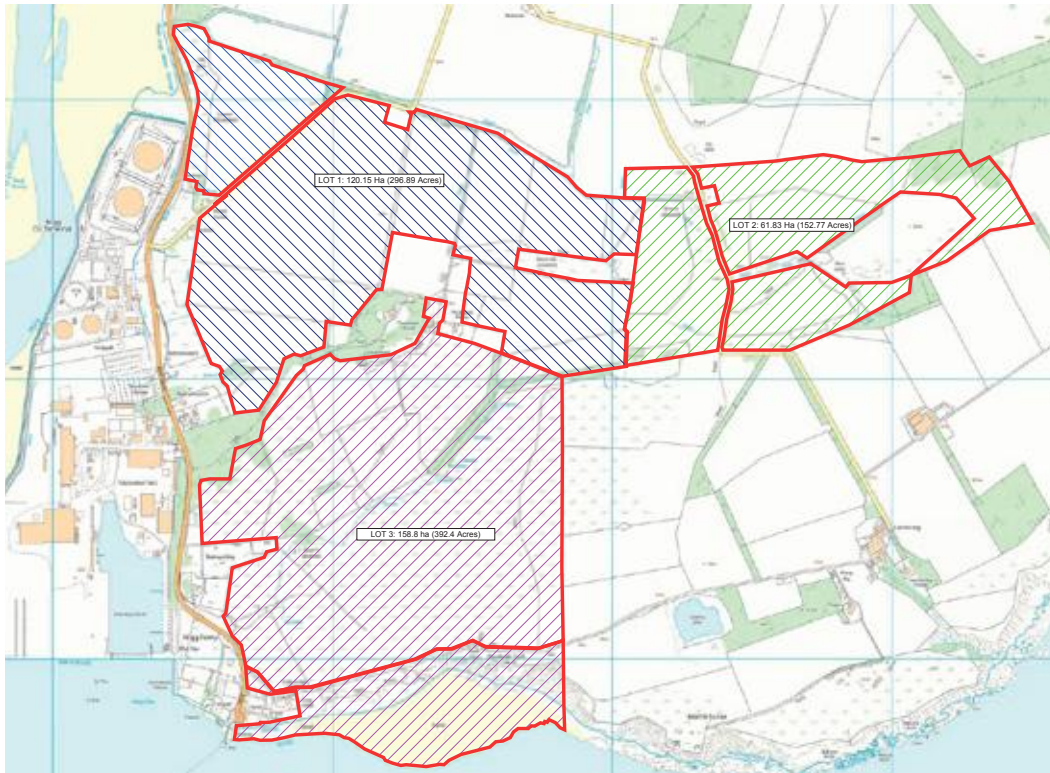
One benefits from a rural location whilst being within easy reach of the Inverness and not far from the famous Loch Ness and Aviemore; the Adventure Capital of Scotland. Nearby Chanonry Point on the Black Isle is renowned for spotting the Moray Firth dolphin population. Inverness provides an extensive range of amenities, including a hospital, railway station, retail, leisure and recreation outlets.

There are a number of primary schools in the local area, while Tain Royal Academy provides secondary education. The closest school for Private education is the well-known Gordonstoun near Elgin.

There are plenty of opportunities for recreation with some outstanding golf courses including Royal Dornoch, picturesque beaches and accessible mountain ranges. The increasingly popular North Coast 500 route passes nearby.

TRANSPORT LINKS

Inverness has an airport which offers regular flights to London, Birmingham, Bristol, Manchester, Belfast and a range of European destinations including Amsterdam and Dublin. The nearby railway station at Fearn has regular services to Inverness which take approximately one hour. There is a summer ferry service across the Cromarty Firth from Nigg to Cromarty providing an alternative access to the beautiful Black Isle.



LOT 1 – ARABLE (PITCALZEAN MAINS)

Comprising of a block of prime arable land extending to approximately 119 ha (295 acres) or thereby. The land is classified by the Hutton Institute as Land Capability Grade 2 and Grade 3.1. The land rises gently from 10m to 90m at the highest point. The land has been farmed on a contract basis with good yields. The land is available with vacant possession at the end of the current growing season and is registered for IACS purposes (MLC 91/744/0001). The field are good sizes making for easy cultivation and harvesting. A schedule of the fields is detailed below:

NO.	PARCEL	AREA (HA)	TYPE
1	NH/79537/70931	3.94	Rough grazing
2	NH/79652/70009	0.75	Rough grazing
4	NH/79712/70937	13.6	Arable
5	NH/79720/70114	9.84	Arable
6	NH/79803/70306	9.66	Arable
8	NH/79940/70644	33.4	Arable
12	NH/80345/70622	9.67	Arable
15	NH/80515/70244	1.79	Arable
16	NH/80528/70357	1.85	Arable
18	NH/80576/70628	9.45	Arable
21	NH/80820/70576	7.72	Arable
22	NH/80831/70244	9.79	Arable
24	NH/80859/70074	3.61	Permenant Pasture
25	NH/81038/70506	3.22	Arable
29	NH/81320/70297	0.67	Permenant pasture
	TOTAL	118.96	HA
		293.95	ACRES

There are a number of derelict houses and cottages around Pitcalzean Mains which do not form part of the farm sale. The intention is for these to be sold with the benefit of planning permission for redevelopment along with an adjacent parcel of ground made available with each property



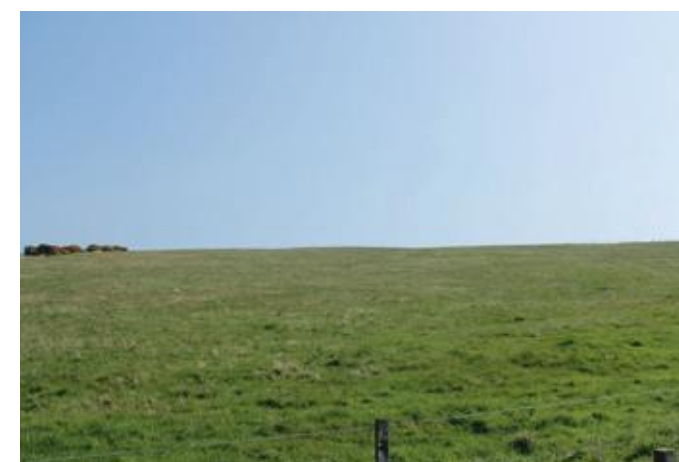
LAND

LOT 2 – GRAZING (UPPER PITCALZEAN)

This block of land comprises of mixture of ploughable pasture, permanent grass and rough grazing extending to approximately 63 ha (155 acres) or thereby. The land is classified by the Hutton Institute as Land Capability predominantly Grade 4 with some Grade 5. The land rises from west to east from 80m to 190m at the highest point. The land is available with vacant possession at the end of the current grazing season and is registered for IACS purposes (MLC 91/744/0001).

A schedule of the fields is detailed below:

NO.	PARCEL	AREA (HA)	TYPE
26	NH/81158/70090	1.26	Rough grazing
27	NH/81181/70695	2.82	Rough grazing
28	NH/81183/70439	7.07	Ploughable pasture
29	NH/81320/70297	8.96	Permenant pasture
30	NH/81603/70536	11.51	Permenant pasture
31	NH/81631/70247	13.27	Permenant pasture
32	NH/81663/70732	9.2	Permenant pasture
33	NH/82332/70658	8.29	Rough grazing
	TOTAL	62.38	HA
		154.14	ACRES



LOT 3 – GRAZING (LOWER PITCALZEAN)

This parcel of land comprises of mixture of permanent grass and rough grazing extending to approximately 127 ha (314 acres) or thereby. The land is classified by the Hutton Institute as Land Capability as Grade 5.2 – land capable for use as improved grassland. The land rises gradually from west to east from just above sea level to 90m at the highest point. The land is available with vacant possession at the end of the current grazing season and is registered for IACS purposes (MLC 91/744/0001).

Along with the land are a range of farm buildings including a Nissen Hut, Dutch barn and general purpose shed. They are clad with a mixture of corrugated iron and asbestos cement fibre sheeting.

In addition to the agricultural ground forming part of Lot 3, there is a further area of amenity land included extending 31.2 Ha (77 acres) or thereby of dunes, cliffs and foreshore located to the east of the Nigg ferry slipway which includes the site of Dunskeath Castle and an area designated as a Site of Special Scientific Interest (SSSI).

A schedule of the fields is detailed below:

NO.	PARCEL	AREA (HA)	TYPE
3	NH/79664/69564	6.99	Rough Grazing
7	NH/79900/69721	13.2	Rough Grazing
9	NH/80067/69958	6.87	Permenant Pasture
10	NH/80125/69263	47.5	Rough Grazing
11	NH/80174/69726	6.95	Permenant Pasture
13	NH/80389/69971	10.54	Rough Grazing
14	NH/80459/69809	0.75	Permenant Pasture
19	NH/80648/69511	31.85	Rough Grazing
20	NH/80662/70010	2.31	Permenant Pasture
	TOTAL	126.96	HA
		313.71	ACRES





WAYLEAVES & THIRD PARTY RIGHTS

The property will be sold with the benefit of, or subject to, all existing rights and burdens with the titles.

SHOOTING RIGHTS

Shooting rights are included in the sale in so far as they are owned.

DEVELOPMENT

There are a number of derelict houses and cottages around Pitcalzean Mains which do not form part of the farm sale. The intention is for these to be sold with the benefit of planning permission for redevelopment along with an adjacent parcel of ground made available with each property. Access and service rights will be retained. Rights will also be retained for three other potential development plots.

The Inner Moray Firth Local Development Plan indicates a large proportion of both Lots 1 and 3 are zoned for potential expansion of the Energy Park under Large Employment Allocations for Ross-shire (Industry) and states that development must be in accordance with the Nigg Master Plan. The Nigg Masterplan, published in

March 2013, can be accessed on the Highland Council Website and contains further information on the site.

AUTHORITIES LOTTING

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AFRC – RPID

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Tel: 01463 234141 | Fax: 01463 714697 | SGRPID.inverness@gov.scot

VIEWING

The agricultural property may be viewed at any time in daylight hours; however, viewers must inform the Selling Agents. They should carry a set of particulars and take care not to block accesses or leave gates open. Any queries should first be directed to the Selling Agents; Peter Graham & Associates LLP: 01343 862969

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.

OFFERS

Offers in Scottish Legal Form should be submitted to the Peter Graham & Associates LLP.

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 resile from the missives and to resell the property without prejudice to their rights to recover from the prospective Purchaser any loss incurred.

ENTRY AND POSSESSION

By arrangement.

LOTING ENTITLEMENTS

The vendors have submitted applications to claim Basic Payments for primarily the arable parts of the holding. The Basic Payment Scheme

Entitlements in respect of Pitcalzean Main are available by separate negotiation

If the farm is sold in Lots, the Entitlements will be apportioned on a pro-rata basis. The subsidy from the Basic Payment Scheme Entitlements in relation to the 2017 farming year (and all previous years) will be retained by the sellers.

The Entitlements held are as follows:

REGION.	NUMBER OF ENTITLEMENTS	UNIT VALUE	TOTAL
Region 1	128.17	147.27	18,875.60 Euros



IMPORTANT NOTICE

Peter Graham & Associates LLP (the selling agents), their members, employees and clients give notice that:

1. These particulars and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. The selling agents will not be responsible to purchasers, who should rely on their own enquiries into all such matters and seek professional advice prior to purchase. **2.** Neither these particulars nor any subsequent communication by the selling agents will be binding on their clients, whether acted upon or not, unless incorporated

within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. **3.** The sellers do not make or give, and neither the selling agents nor their members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. **4.** Photographs may depict only parts of the property, which may not have remained the same as when photographed. **5.** Where reference is made to grant schemes, planning permissions or potential uses, such information is given by the selling agents in good faith, but purchasers should rely on their own enquiries into those matters. **6.** Where reference is made to grant schemes, planning permissions or potential uses,

such information is given by the selling agents in good faith, but purchasers should rely on their own enquiries into those matters. **7.** Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. **8.** The sellers will not be obliged to accept the highest, or indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor the selling agents will be responsible for any costs incurred by interested parties.