

**BLACKTON**

NAIRNSIDE, INVERNESS, HIGHLAND



# BLACKTON, NAIRNSIDE, INVERNESS, HIGHLAND

## A charming small farm close to Inverness

Inverness 5 miles

About 47.98 acres (19.42 hectares)

Offers Over £280,000

- Useful range of traditional farm buildings
- Productive grassland between 5 fields
- Private water supply
- Close to a wide range of amenities

FOR SALE AS A WHOLE

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com

 OnTheMarket





## SITUATION

Blackton is located in a wonderfully accessible position on Nairnside, some 5 miles south of the Highland capital of Inverness. The beautiful countryside of Nairnside combines accessibility to Inverness and the A9 Trunk Road with open farmland, riverside walks and wooded paths set against a backdrop of rugged moorland and hills. Meanwhile just a short drive away is the Moray Firth coastline with its wide sandy beaches. Nearby Cawdor is a historic village of meandering lanes and traditional cottages, with a village shop and pub with a restaurant. Inverness is within easy reach and has all the facilities of a modern city including its airport with regular flights to the south and Europe.

## DESCRIPTION

Blackton Farm extends to about 48 acres or thereby and sits in an accessible yet very peaceful setting to the south of Culloden. Accessed directly from the B851, the farm includes a range of useful farm buildings constructed of stone under primarily slate and corrugated iron roofs as well as a delightful former bothy which in recent years has been used as a workshop store. There is a useful hardstanding area surrounding the buildings allowing for easy access. The land is divided between 5 separate enclosures and is all down to grass offering about 41 acres of good quality grazing. In addition, there are two small parcels of amenity woodland. The property would be suitable for those with equestrian or small holder interests whilst the range of farm buildings offer scope for development (subject to obtaining all necessary consents).

## Farm Buildings

There are a range of traditional farm buildings which until November 2023 had been let to a local fencing contractor and agricultural mechanic. Forming a 'C' shape and primarily constructed of stone and brick under a mix of slate and corrugated iron roofs, the buildings at Blackton include:

### Bothy

Stone under a tin roof and until recently used as a workshop. It has a concrete floor and power (disconnected).

### Steading.

Constructed of stone and brick with slate and tin roofing, it comprises two separate byres measuring:

Byre (West). About 12.08m x 5.09m and 4.64m x 16.70m

Byre (East). About 4.94m x 9.70m and 5.04m x 14.02m

Each has a concrete floor and power supply (disconnected)

## The Land

Blackton extends to approximately 47.9 acres (19.4ha) and is effectively ring fenced. It sits at a height of approximately 180m above sea level, with a gentle southerly aspect and is divided between five principal enclosures along with two small parcels of coniferous woodland. The land is served by a private water supply with various troughs over the farm and it is accessed from the public road (B851) over a private track. In recent years, the land at Blackton has been let on a series of short term grazing / mowing licences with the current agreement due to terminate on the 31st August 2024. Under the Hutton Institute - Capability for Agriculture classification, Blackton is designated as grade 3(2) and comprises mineral podzols. It is designated as F4 under the Hutton Institute - Land Capability for Forestry, being land which offers moderate flexibility for the growth and management of tree crops.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Blackton	Private	Private	Mains	n/a	n/a	Freehold	n/a

### IACS

All the farmland is registered for IACS purposes and the farm code is 79/446/0068.

### NITRATE VULNERABLE ZONE (NVZ)

The land at Blackton is not included within a Nitrate Vulnerable Zone.

### BASIC PAYMENT SCHEME (BPS)

Basic Payment Entitlement was established on 15th May 2015. There are no BPS entitlements available for sale.

### LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

### HISTORIC SCOTLAND

The subjects are located within a wider Conservation Area.

### LOCAL AUTHORITY

Highland Council

### SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Longman House, 28 Longman Road, 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.

### FIXTURES AND FITTINGS

All fixture and fittings are included in the sale price.

### DIRECTIONS

From Inverness, head south on the B9006 (Culloden Road) passing over the A9. After 1.7 miles, turn right onto a single carriageway road heading south west and signed to Nairnside. Continue for a further 1.6 miles and turn left onto the B851. After 0.4 miles, turn left onto a private unmetalled track where Blackton is located on the right hand side after about 0.1 miles.

### POST CODE

IV2 5BT



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: typified.tequila.myself

### SOLICITORS

Morton Fraser MacRoberts (Edinburgh)

### VIEWING

Strictly by appointment with the Selling Agents.

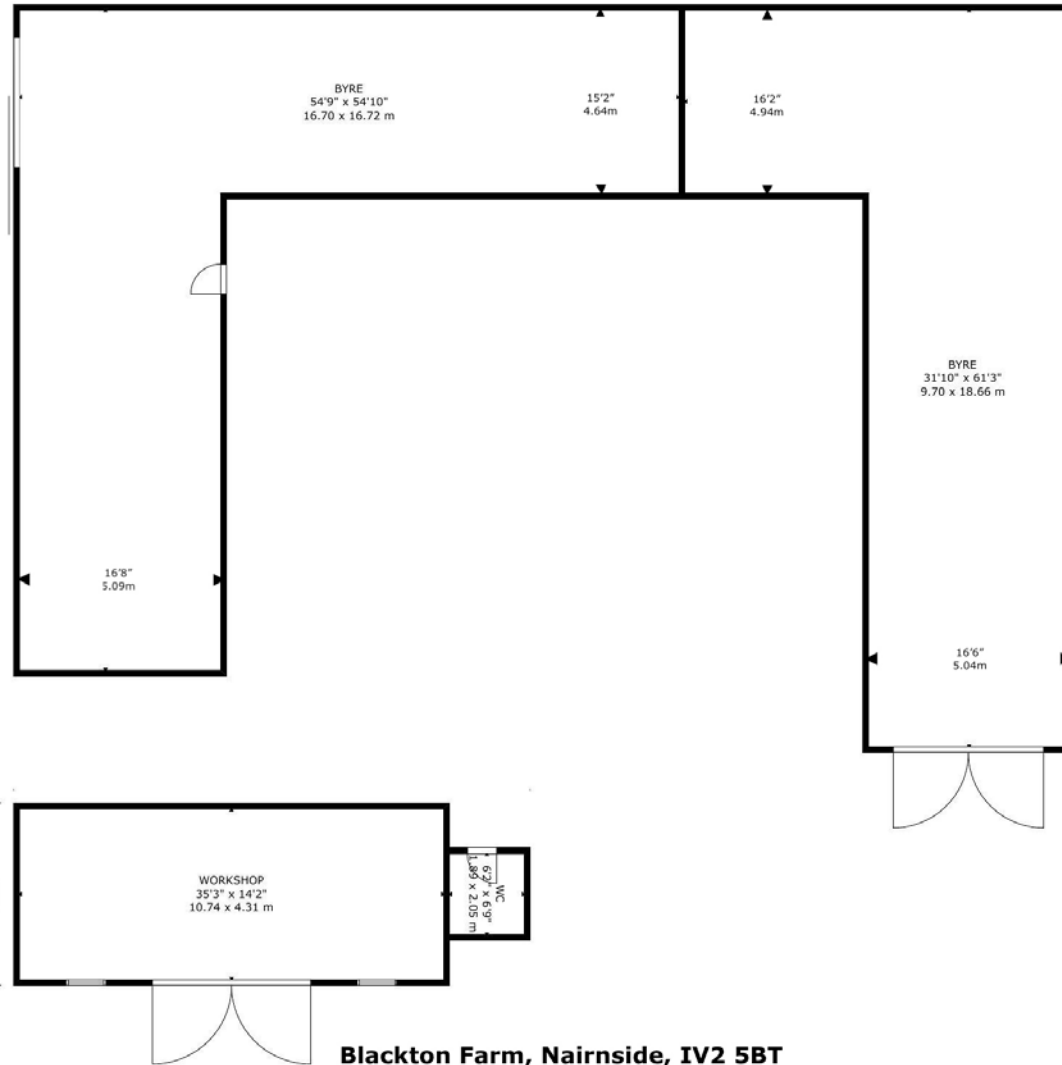
### POSSESSION AND ENTRY

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.



GROSS INTERNAL AREA  
 TOTAL: 255 m<sup>2</sup>/2,748 sq ft  
 FLOOR 1: 255 m<sup>2</sup>/2,748 sq ft  
 EXCLUDED AREAS: WORKSHOP: 46 m<sup>2</sup>/498 sq ft, WC: 4 m<sup>2</sup>/42 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## 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 buildings, farm land and water courses.

## THIRD PARTY RIGHTS AND SERVITUDES

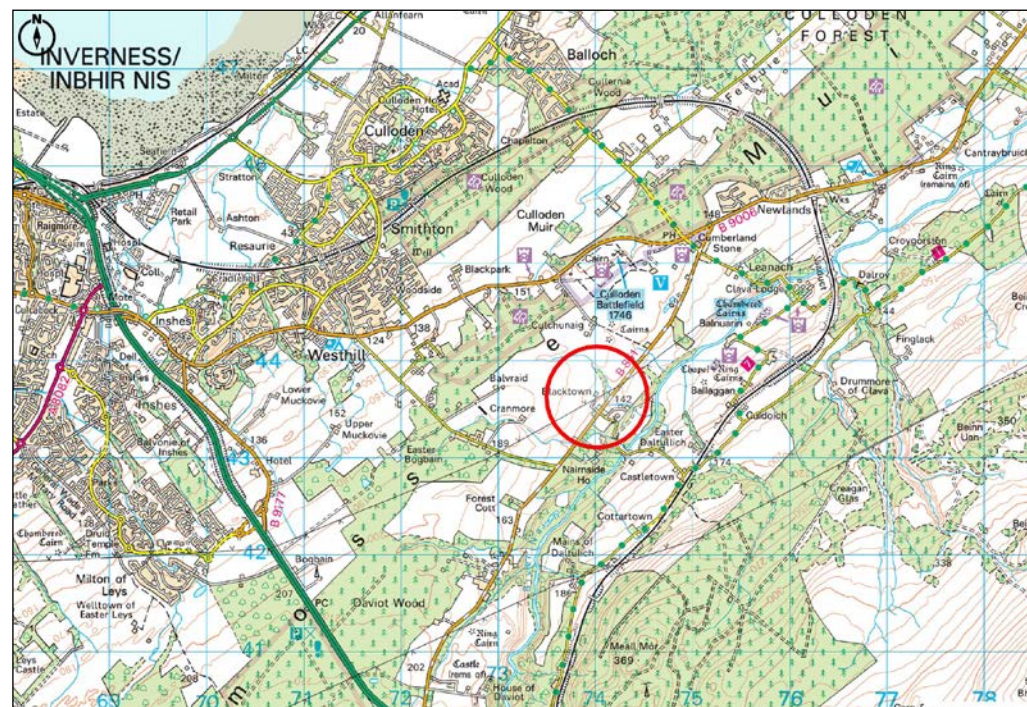
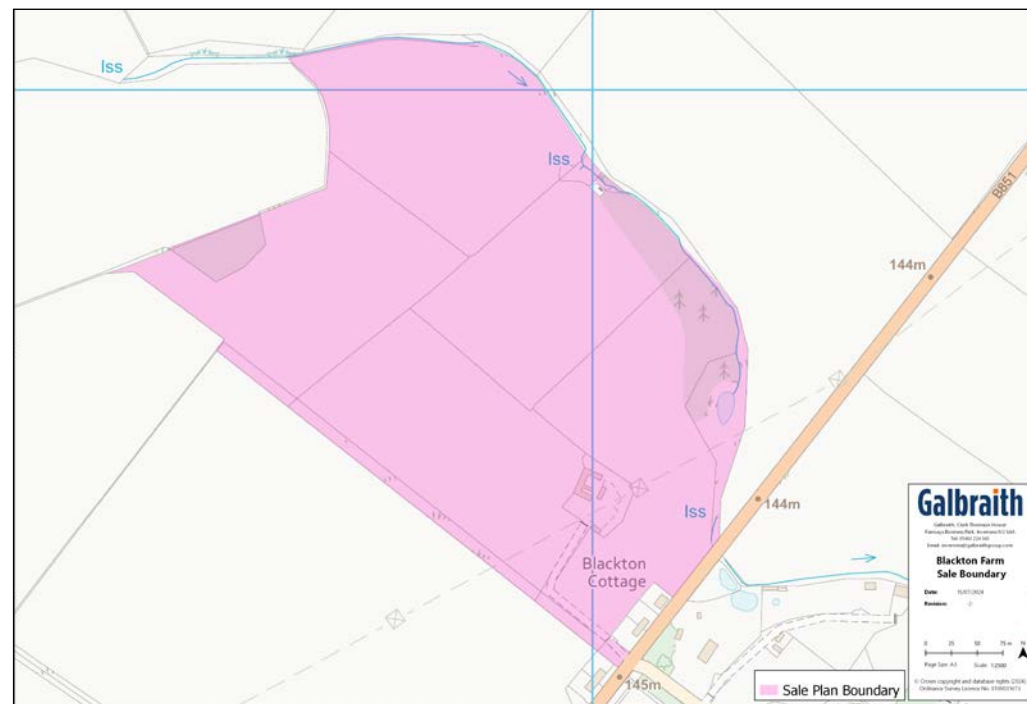
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. A high voltage powerline passes over the property.

## 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 Claire Acheson in our Galbraith Inverness office on 01463 224 343 Email: [claire.acheson@galbraithgroup.com](mailto:claire.acheson@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 June 2024.





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