

Galbraith

ACHLICH
GRUIDS, LAIRG, HIGHLAND





ACHLICH, GRUIDS, LAIRG, HIGHLAND

Two delightful extended crofts in a wonderful Highland setting

Lairg 2 miles ■ Inverness 50 miles

70.04 Ha (173.06 acres)

Offers Over £475,000

- 1 reception room, 4 bedrooms
- Charming traditional farmhouse (de-crofted)
- Useful farm building and traditional steading
- Good quality croft land suitable for grazing
- Derelict croft house with scope for development
- Access (2 shares) to common grazings
- Stunning rural setting
- Close to a wide range of amenities

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Sutherland is known for its beautiful coastline and stunning countryside from the fertile straths to dramatic mountains. The region enjoys continued growth and prosperity and yet retains its unspoilt charm and sense of community. Opportunities for the outdoor enthusiast include walking, hill climbing, golf, sailing and shooting, while the peaceful countryside is home to a variety of wildlife. Fishermen are regular visitors to this area attracted by the world class salmon fishing available on the Kyle of Sutherland and also its four feeder rivers, the Carron, Shin, Oykel and Cassley. There is an award winning beach at Dornoch, while the west coast with its beautiful coastline and excellent sailing is under a one hour drive away.

The village of Lairg is well provided for and has a village shop with Post Office, a primary school and hotel. Secondary schooling is available in Golspie and Dornoch both of which offer a further range of shops and facilities. Inverness, just over an hour's drive away, has all the amenities of a modern city as well as its airport with regular flights to the south and Europe.

DESCRIPTION

Achlich & Gruids are delightful crofts located a short distance to the south of Lairg. They enjoy a tranquil and private setting and yet are within close proximity of a wide range of amenities. Achlich comprises a very charming traditional dwelling dating from 1898 and constructed of stone under a slate roof, a superb range of farm buildings, and the land for both crofts extending to about 70.04 Ha (173.06 acres).

Achlich Farmhouse offers comfortable and well-proportioned accommodation over one a half storeys, including on the ground floor, a porch, hall, kitchen, sitting room, shower room and living room / 4th bedroom. On the first floor, a landing leads to two double bedrooms and a single bedroom. The house is predominantly double glazed and has oil central heating. To the front lies a private garden. Both the house and garden ground have been de-crofted.

To the west of the house are the farm buildings including a traditional stone built steading with various byres, stores and a workshop. In addition, there is a useful general purpose, portal framed steading measuring some 18m x 9m. The buildings appear well maintained and ideal for a holding of this size.

Extending in total to about 70.04 Ha (173.06 acres, the property comprises two separate crofts, Achlich (Croft Registration Croft Number: C7883) and Gruids (Croft Registration Croft Number: C7879) and offers a mix of better quality pasture suitable for silage production, permanent pasture, rough grazings and parcels of coniferous and mixed species woodland. An approximate assessment of the land indicates some 7ha (17 acres) of good quality pasture with the balance comprising the rough grazings. The land is all subject to crofting tenure. Located at the heart of the property is a derelict croft house (Gruids) which sits in a delightful position and offers scope for development subject to obtaining all necessary consents. In addition, there are two shares to the 'Gruids (Ord) Common Grazings' located to the north which provide rights to graze 23 and 44 sheep respectively.

METHOD OF SALE

Achlich & Gruids is offered for sale as a whole

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Achlich	Mains	Private	Mains	Oil	Band C	Freehold	G13

IACS

All the farmland is registered for IACS purposes and the farm code is 834/0044



NITRATE VULNERABLE ZONE (NVZ)

The land at Achlich 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 2019 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) 2019 for the remainder of the scheme year.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Highland Council

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government
Agriculture and Rural Economy
The Links
Golspie Business Park
Golspie
KW10 6UB
Tel: 0300 244 0064
SGRPID.golspie@gov.scot

MINERALS

The mineral rights are included.

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 fixtures and fittings within the farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

DIRECTIONS

From Lairg, head south on the A839 and after about 1.7 miles turn left onto an unmetalled road (flanked by woodland) signposted Achlich. Continue down the track where the property is located ahead.

POST CODE

IV27 4EF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: booms.washable.never





SOLICITORS

Arthur & Carmichael, Dornoch Office, Cathedral Square, Dornoch, Highland, IV25 3SW

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 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.

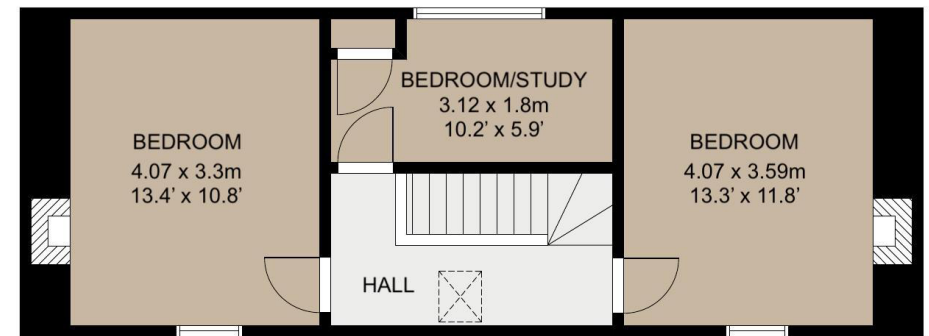
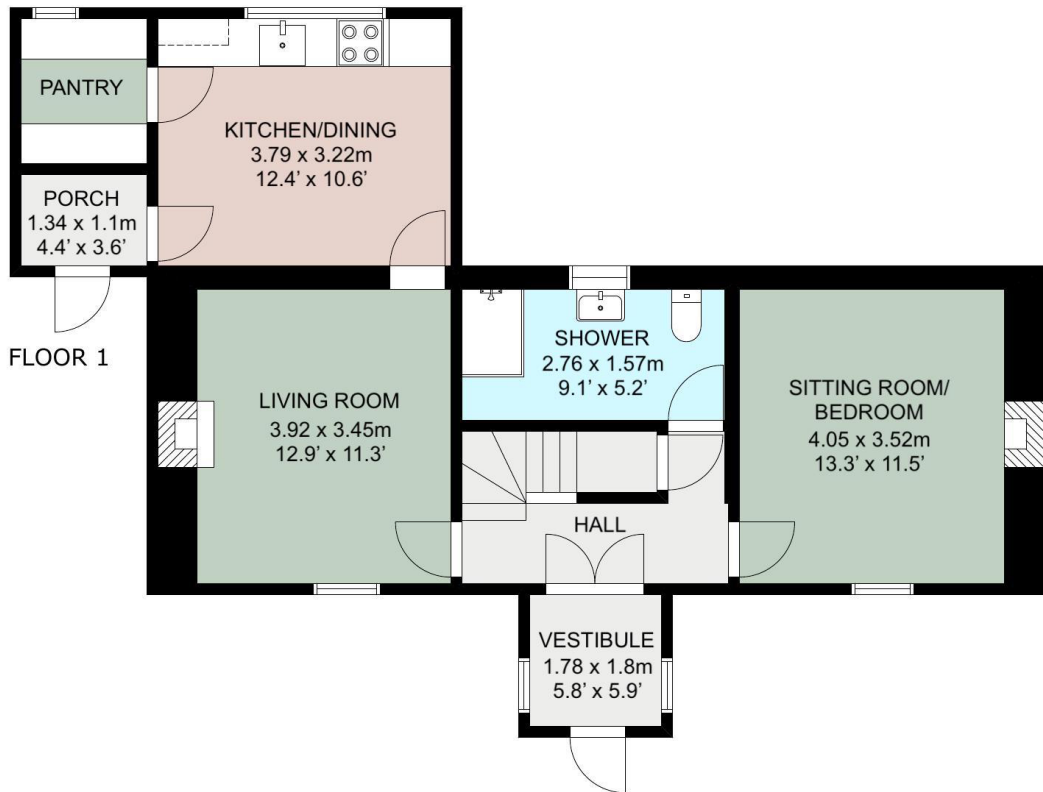
AMC PLC FINANCE

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

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 May 2024





Achlich Croft, Gruids, Lairg, IV27 4EF

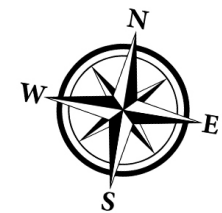
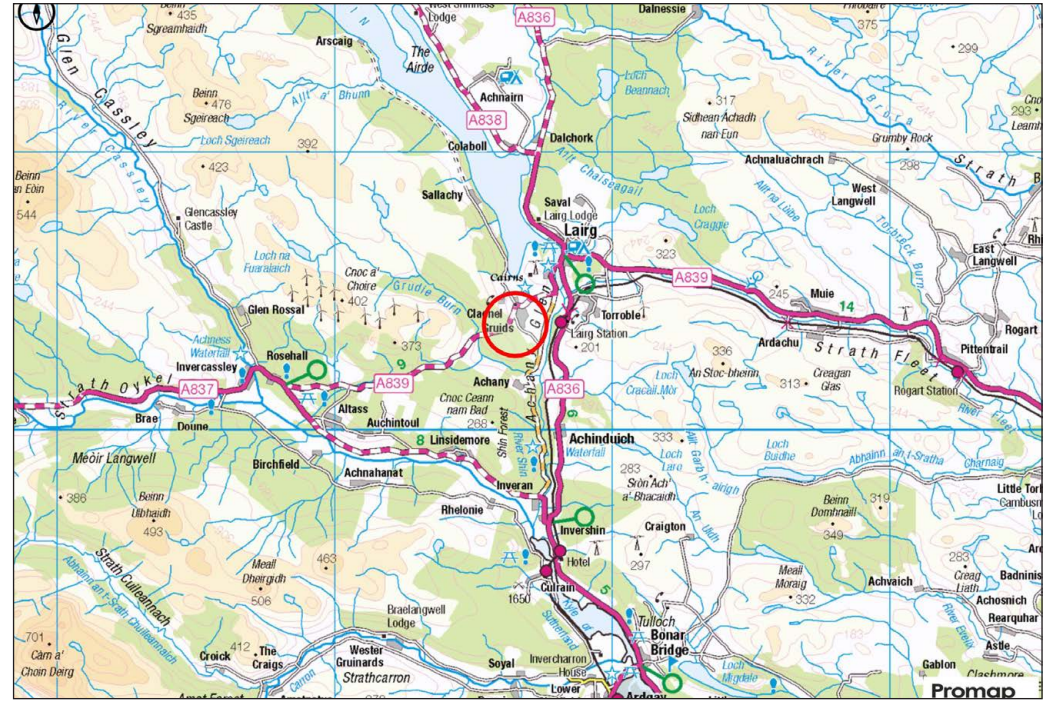
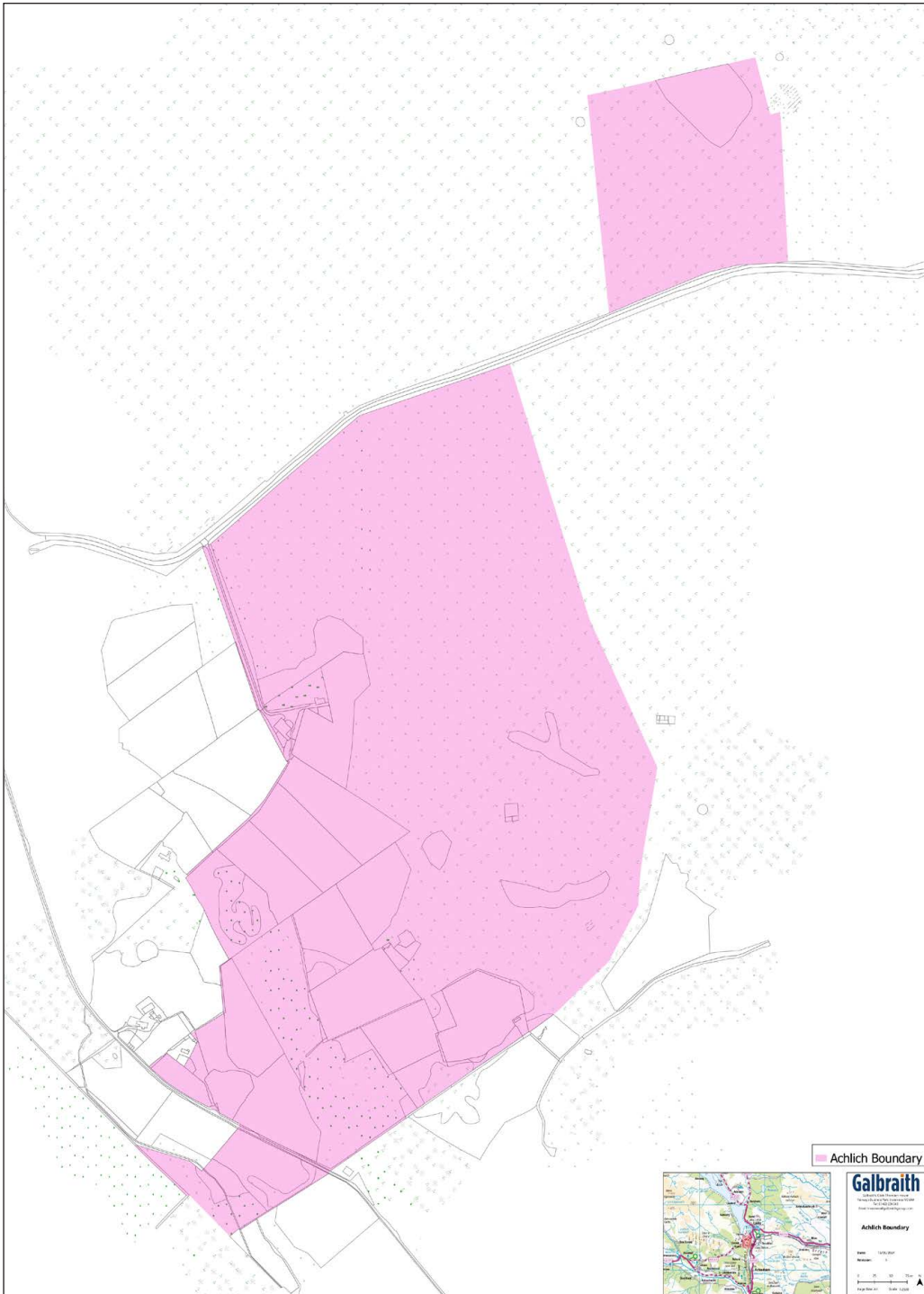


Illustration for identification purposes, actual dimension may differ. Not to scale.





Galbraith



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