



GARBEG FARM
DRUMNADROCHIT, INVERNESS, HIGHLAND

Galbraith



GARBEG FARM, DRUMNADROCHIT, INVERNESS, HIGHLAND

A delightful Highland farm with potential for a wide range of uses.

Drumnadrochit 3 miles ■ Inverness 19 miles

Acreage 574 acres (232 hectares)

Offers Over £1,100,000

- Two traditional dwellings in need of full renovation
- Stunning location with scenic views
- Established livestock farm
- Sporting and natural capital potential
- A mixture of non-crofted and owner-occupied croft land

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Garbeg Farm is located in rural Inverness-shire approximately 3 miles north of Drumnadrochit and 19 miles south west of Inverness. Drumnadrochit, a Highland village famous for its setting on Loch Ness in the Great Glen. Although the area is a popular destination for tourists, the surrounding countryside is unspoilt and tranquil, providing a haven for wildlife and offering excellent sporting and leisure opportunities. There are numerous way-marked walks and cycle trails. Glen Affric and Strathfarrar Nature Reserves are nearby, and the Nevis Range Ski Centre near Fort William is within easy reach. Drumnadrochit has a useful range of amenities including shops, restaurants, a doctors' surgery and a highly regarded primary and secondary school. Inverness, about half-an-hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Garbeg Farm extends to approximately 574 acres (232 ha) of permanent pasture, rough grazing and hill ground and is principally classified as Grade 5.2 with parts of Grade 5.1 and 4.2 by the James Hutton Institute. There is an owner-occupied registered croft (Register No. I5795) known as 3 Garbeg extending to approximately 57 acres (23 ha) and about 153 acres (62 ha) of apportioned owner occupied croft land. The farm is equipped with a range of agricultural buildings in a mixed state of repair and has two traditional farm cottages in need of renovation.

PROPERTIES

1 Garbeg Cottage

1 Garbeg Cottage is a traditional 1.5 storey cottage constructed of harled stone under a slate roof. The cottage is in need of significant renovation and includes:

Ground Floor: Porch. Entrance Hall. Sitting Room. Kitchen. Living Room. Bathroom. Utility.

First Floor: Two double bedrooms.

There is also a further cottage located nearby of similar construction, as follows:

2 Garbeg Cottage

2 Garbeg Cottage is a traditional 1.5 storey cottage constructed of harled stone under a slate roof. This property also requires significant works and includes:

Ground Floor: Porch. Entrance Hall. Bedroom 1. Shower Room. Kitchen. Sitting Room.

First Floor: Two bedrooms. Store Room.

GARBEG FARM

Farm Buildings

There are a range of agricultural buildings in a mixed state of repair including traditional stone steading, Nissan Huts and various stores and byers. In addition, there is a more modern portal framed general purpose shed (36m x 10m).

The Land

Garbeg Farm extends to approximately 574 acres (232 ha) of which about 210 acres (85 ha) is owner-occupied croft land. The farm is a ring-fenced unit lying to the south of the A833 public road with a track leading directly to the farm steading and cottages. The land is principally classified as Grade 5.2 with parts of Grade 5.1 and 4.2 by the James Hutton Institute. The property rises from approximately 210m to 391m above sea level at its highest point. The fields are of a good practical size, mainly accessed via an internal farm track. The pasture land is productive and provides good crops of hay and silage, while the hill ground provides excellent livestock grazing.



The land can be classified as follows:

Land Type	Acres	Hectares
Permanent Pasture/Ploughable	78.65	31.83
Rough Grazings	157.5	63.74
Hill	283.05	114.55
Woodland	51.12	20.69
Other	3.68	1.49
Total	574	232.29

Please note there is approximately 0.66 acres (0.27 ha) of woodland within the farm which is not included in the sellers' title. This area is outlined in red on the site plan.

CROFTING TENURE

Part of the land is classified as owner occupied croft land, whereby the owner is also the croft tenant. The purchaser would therefore become an owner-occupied crofter in terms of the Crofting Acts. This means that they are under a duty to be 1) ordinarily resident on or within 32 kilometres of the croft; 2) must not misuse or neglect the croft and; 3) actively manage the croft land. Prospective purchasers who have any concern in this regard should refer to the Crofting Commission for further information.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
1 Garbeg Cottage	Private	Septic Tank	Mains	Oil	Band C	Freehold	F
2 Garbeg Cottage	Private	Septic Tank	Mains	Oil	Band C	Freehold	G

No warranties will be provided in relation to the services to the properties.

IACS

All the farmland is registered for IACS purposes and the farm code is 79/437/0196.

BASIC PAYMENT SCHEME (BPS) 2023

The Basic Payment Entitlements are included within the sale. Garbeg farm holds 42.16 units of Region 1 and 329.49 units of Region 2 entitlements. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2023 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) 2023 for the remainder of the scheme year.

LESS-FAVOURD AREA SUPPORT SCHEME (LFASS)

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

HISTORIC SCOTLAND

There are a number of scheduled monuments relating to a former Garbeg settlement, including burial mounds and hut circles. See Historic Environment Scotland's website for further details.

LOCAL AUTHORITY

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

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Longman House, 28 Longman Rd, Inverness IV1 1SF

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. A 6.26 ha (15.5 acre) area of previously clear felled woodland is subject to a restocking obligation, further detail on this can be gained from Scottish Forestry and Land Scotland.

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 currently present in the properties are included in the sale price. No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Inverness take the A82 towards Drumnadrochit. Follow the road into Drumnadrochit village and turn right onto the A831 towards Milton. Follow this road for approximately 1.3 miles and take a right turn onto the A833. Stay on the road for approximately 1 mile and take a right turn at the farm road end sign posted 'Garbeg'. Continue for approximately 0.5 mile along the stone access track to reach the farm steading.

POST CODE

IV63 6XS

WHAT3WORDS

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

bulldozer.coolest.clutches

SOLICITORS

Shepherd and Wedderburn
37 Albyn Place,
Aberdeen,
AB10 1YN.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (e.g. a passport) and secondary (e.g. 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.

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

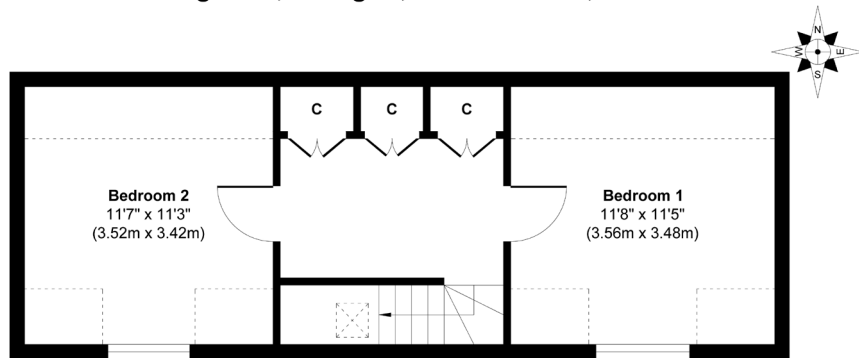
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

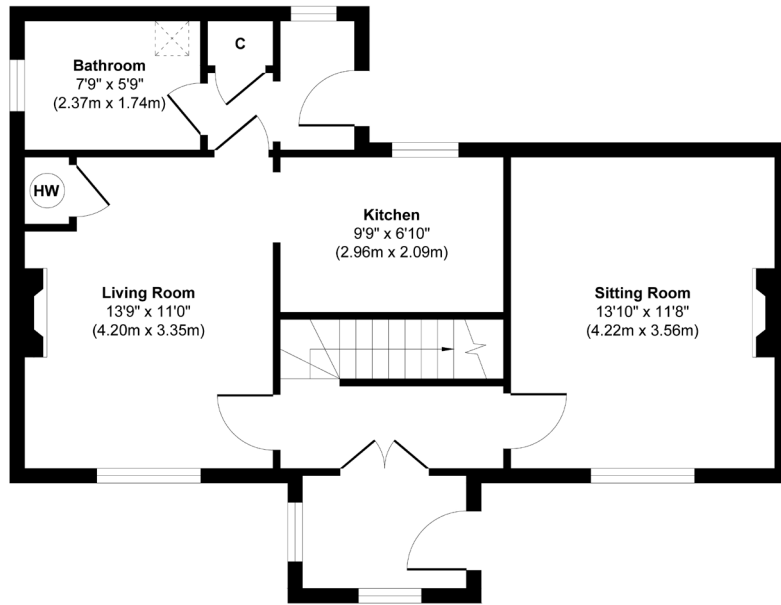
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 434600. Email: alistair.christie@galbraithgroup.com.



Garbeg Farm, Cottage 1, Drumnadrochit, IV63 6XS



First Floor
Approximate Floor Area
378 sq. ft
(35.21 sq. m)



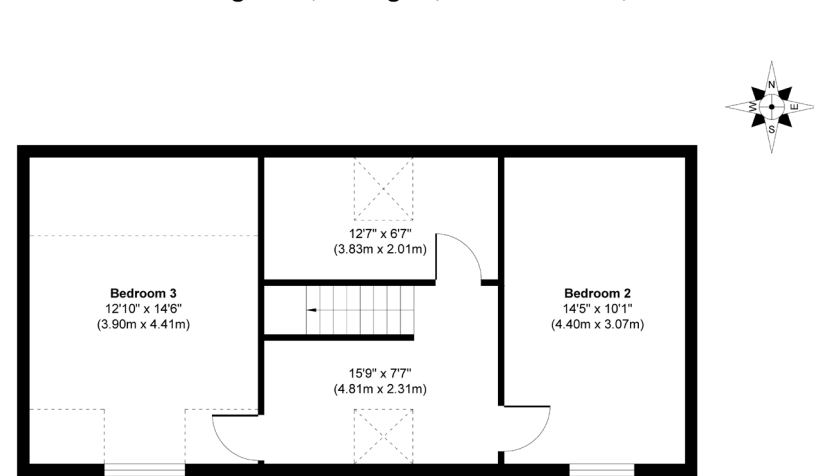
Ground Floor
Approximate Floor Area
584 sq. ft
(54.27 sq. m)

Approx. Gross Internal Floor Area 962 sq. ft / 89.48 sq. m

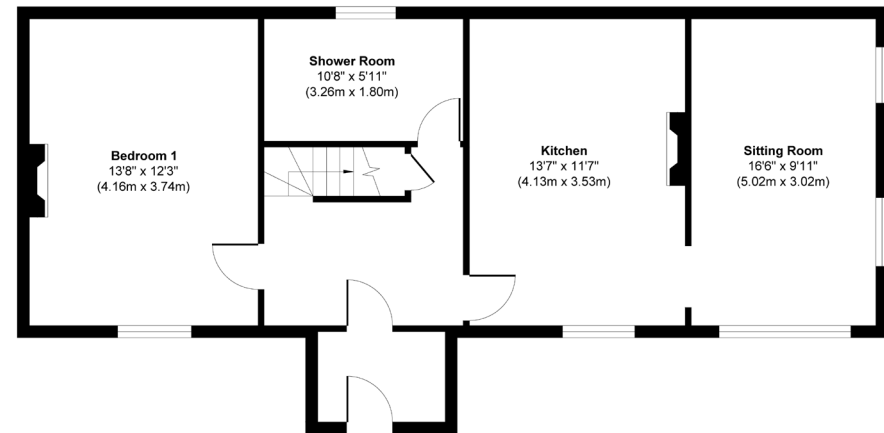
Illustration for identification purposes only, measurements are approximate, not to scale.

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Garbeg Farm, Cottage 2, Drumnadrochit, IV63 6XS



First Floor
Approximate Floor Area
579 sq. ft
(53.86 sq. m)



Ground Floor
Approximate Floor Area
783 sq. ft
(72.81 sq. m)

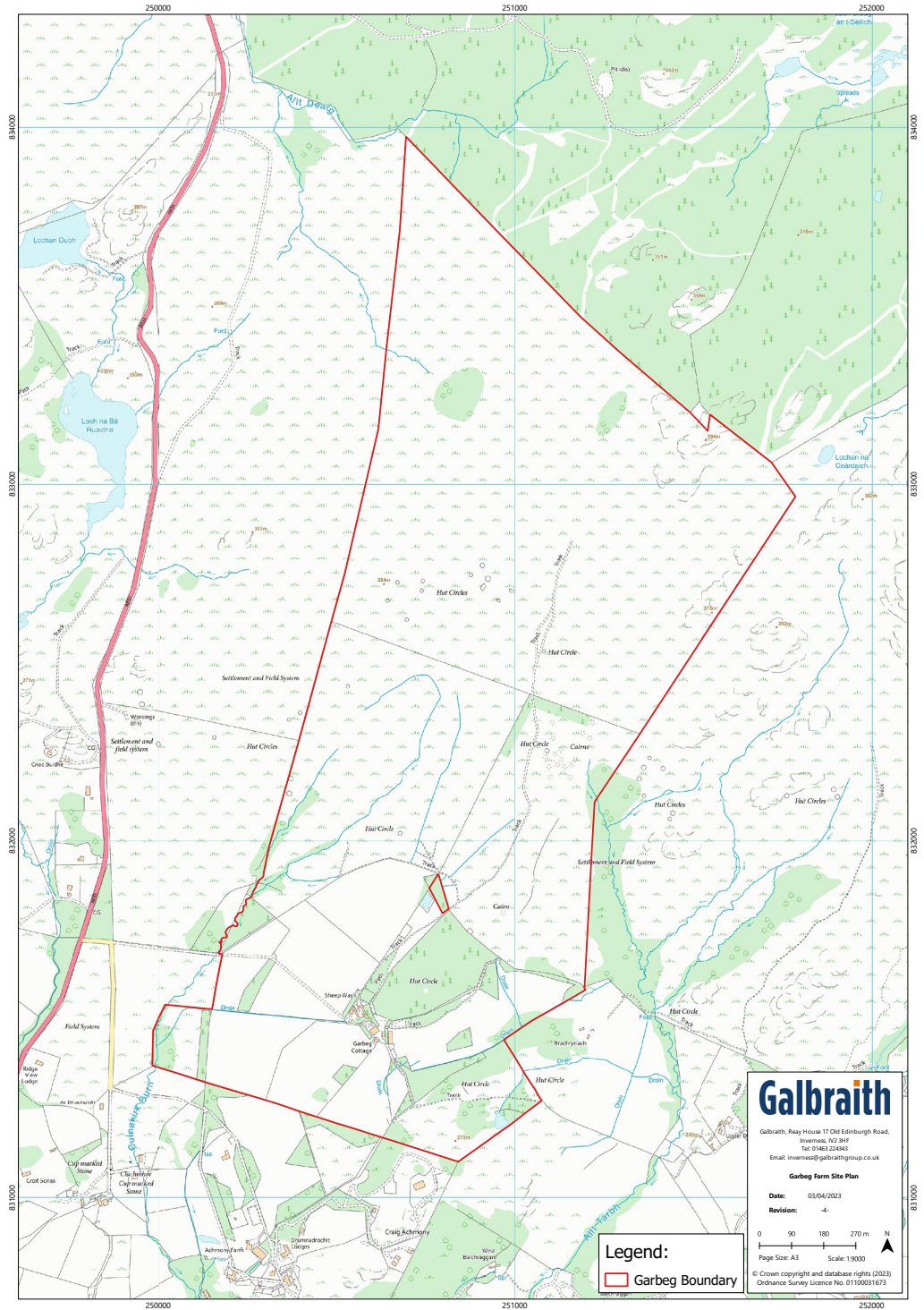
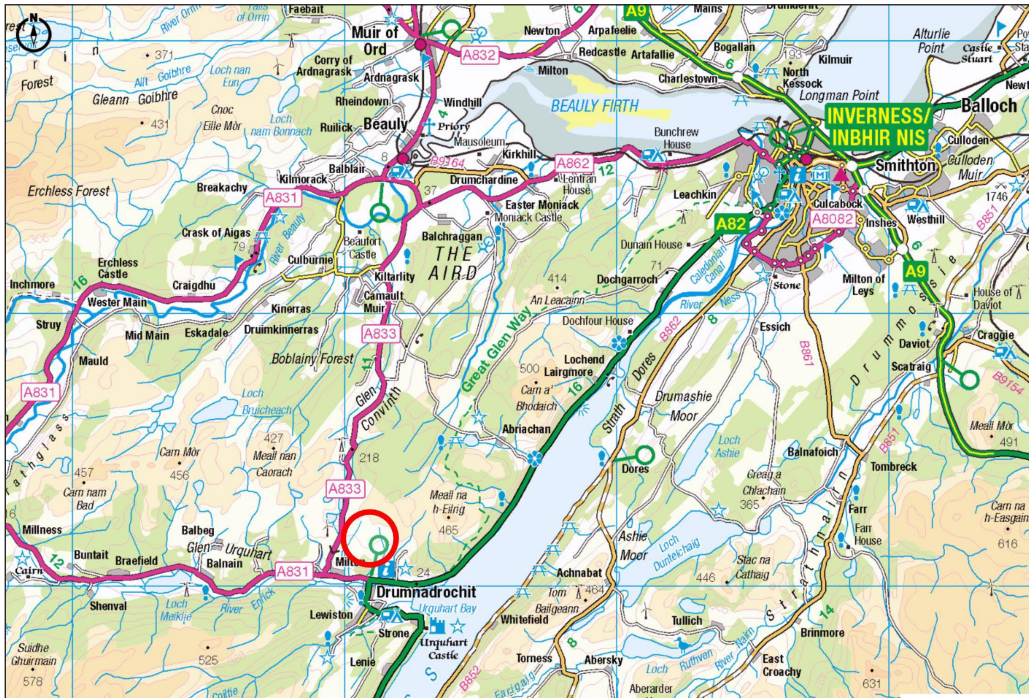
Approx. Gross Internal Floor Area 1362 sq. ft / 126.67 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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, 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 August 2022.





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