

Galbraith

LOCH SAINÉ AND WOODLAND
DORNOCH, SUTHERLAND



LOCH SAINNE AND WOODLAND, DORNOCH, SUTHERLAND

Idyllic Highland loch and surrounding woodland

Dornoch 7 miles ■ Bonar Bridge 7.5 miles ■ Inverness 44 miles

- Mature pine woodland
- Picturesque loch with jetty
- Lochside timber cabin
- Tranquil and secluded setting

About 71.7 acres (29 hectares)

Offers Over £90,000

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Loch Saine is located in a peaceful and unspoilt setting between Bonar Bridge and Dornoch yet is easily accessible from the A949 public road over a private track. This area of the Highlands is known for its beautiful coastline, dramatic landscape and dry climate, and offers many activities for the outdoor enthusiast. Dornoch, with its famous golf course, is just a short drive away and has a good range of shops and amenities, while nearby Tain has a number of major supermarkets. Inverness, about an hours drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The site extends to about 71.7 acres (29 hectares) and includes a parcel of Scots Pine surrounding a delightful lochan. The loch is overlooked by a charming timber cabin with a small jetty to access the loch. The site is accessed over a private track, best suited for a 4x4 vehicle which leads to the public road. In general, the sale gives buyers a wonderful opportunity to acquire their own pocket of this most idyllic Highland haven.

LOCAL AUTHORITY

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

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Longman House, 28 Longman Road, Inverness, IV1 1SF

MINERALS

The mineral rights are included in so far as they exist.

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. No other items are included unless mentioned in the sales particulars.

DIRECTIONS

Heading North from the Dornoch Firth Bridge, follow the A9 for approximately 2 miles until you reach the left hand turning for the A949 to Bonar Bridge. Follow this road for approximately 2.9 miles to Whiteface until there is a right hand turn on to a single track road. From the A949, follow the track for 0.5 miles passing a left turn to a residential dwelling, until you reach a forestry entrance. From here, Loch Saine can be accessed on foot.

POST CODE

IV24 3AF

WHAT3WORDS

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

///clarifies.cliff.remaining

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

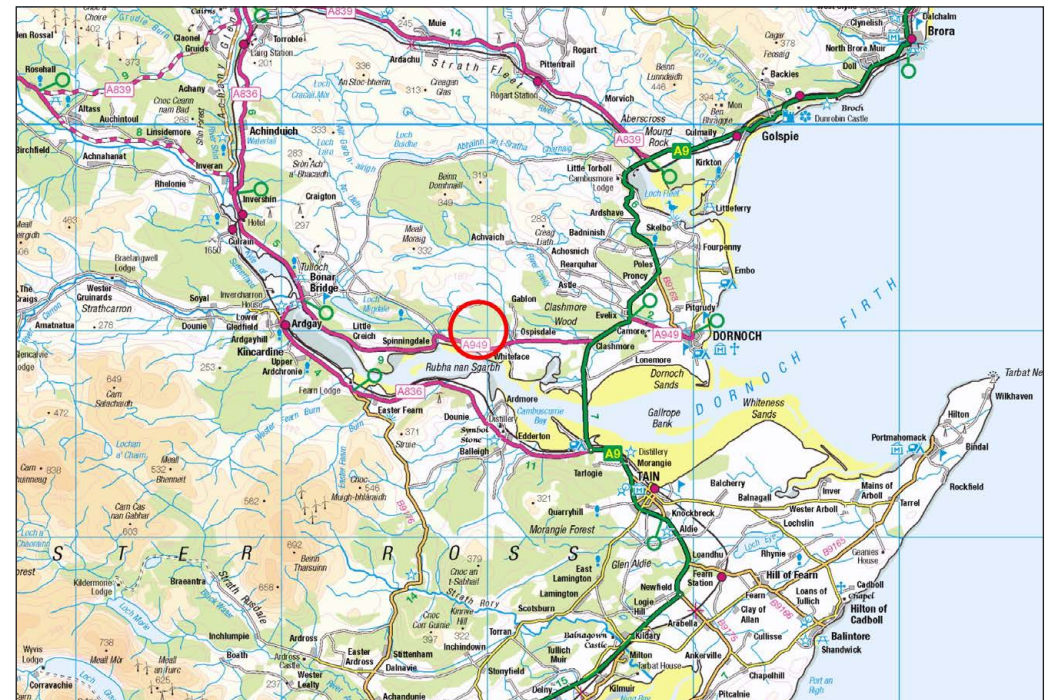
The property is a rural holding and appropriate caution should be exercised at all times during inspection.

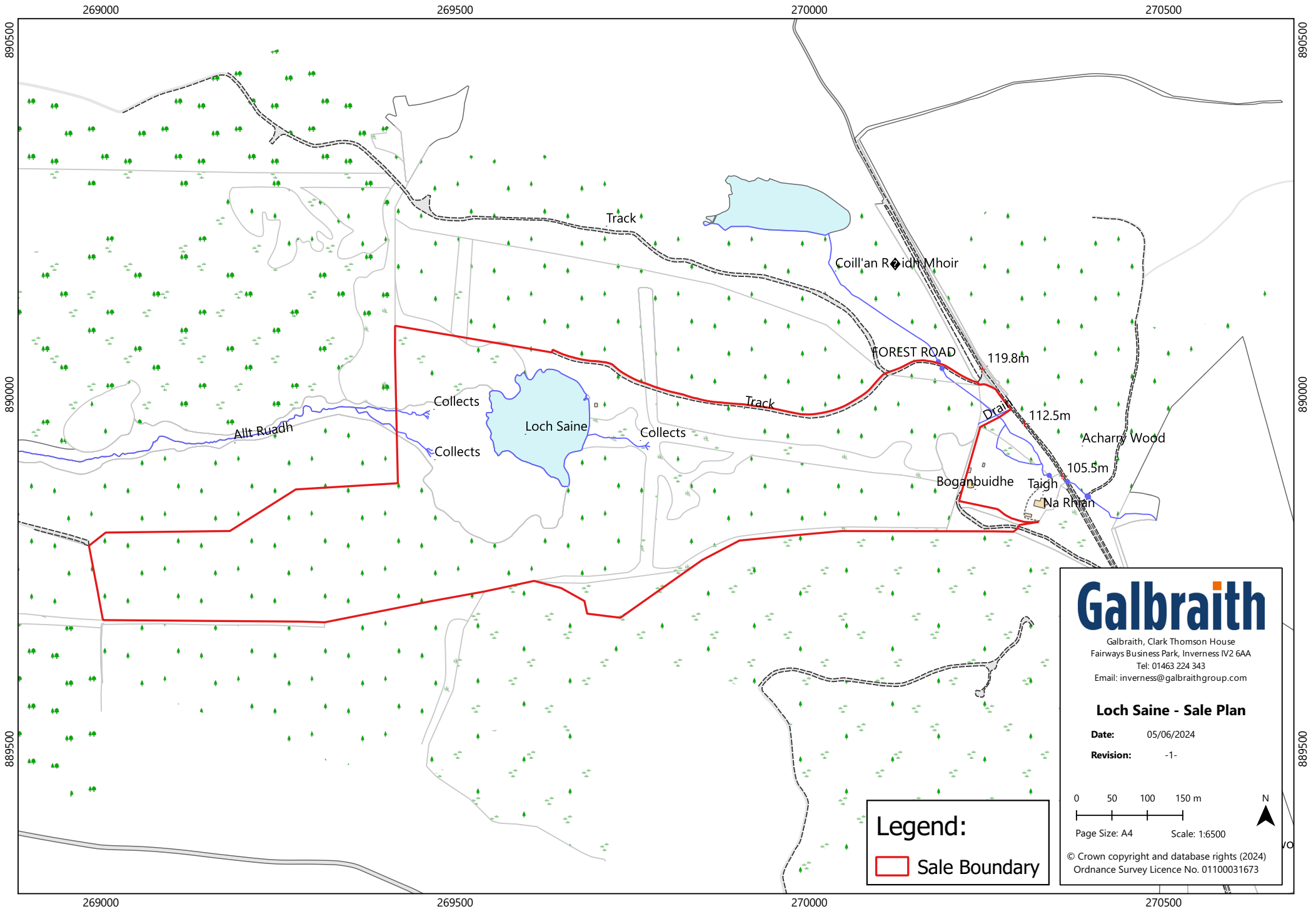
THIRD PARTY RIGHTS AND SERVITUDES

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.

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.





Legend:

Sale Boundary

Galbraith

Galbraith, Clark Thomson House
 Fairways Business Park, Inverness IV2 6AA
 Tel: 01463 224 343
 Email: inverness@galbraithgroup.com

Loch Saine - Sale Plan

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0 50 100 150 m

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