

**Galbraith**

**CUTHILL FORESHORE**  
DORNOCH FIRTH



# CUTHILL FORESHORE, DORNOCH FIRTH

## An expansive area of foreshore on the Dornoch Firth

Dornoch 3 miles ■ Tain 4.4 miles ■ Inverness 40 miles

- Accessible location
- Wildfowling opportunities
- Valuable habitat for flora and fauna
- Shell fishing rights

About 393 acres (159 hectares)

Offers Over £40,000

FOR SALE AS A WHOLE

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Cuthill Foreshore is located in the hamlet of Cuthill approximately 3 miles south west of Dornoch. The foreshore lies to the north of the Dornoch Firth with picturesque views of the surrounding countryside. This area of Sutherland is known for its beautiful coastline, varied countryside and dry climate.

Dornoch, with its famous golf course, is just a short drive away and has a good range of shops and amenities as well as schooling up to secondary level, while nearby Tain has a number of major supermarkets. Inverness, less than 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

Cuthill Foreshore extends to approximately 393 acres (159 ha) of tidal mudflats. According to Nature.Scot, the foreshore is designated as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar and National Scenic Area. In recent years, the current occupier and local Wildfowling Club have exercised the sporting rights over the property. The shell fishing rights are also included in the sale.

## 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.

## SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

## 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 North Kessock Bridge, follow the A9 northbound for about 34 miles until you reach the Dornoch Firth Bridge. Cross the bridge and continue on for approximately half a mile until you reach a righthand turn signposted 'Cuthill'. Continue along this road for approximately half a mile until the road veers to a sharp left. At this point, straight ahead, there is an access footpath down to the Foreshore.

## POST CODE

IV25 3RW

## WHAT3WORDS

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

flinches.spilling.jingles

## SOLICITORS

Arthur & Carmichael Estate Agents Ltd, Cathedral Square, Dornoch, Sutherland 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

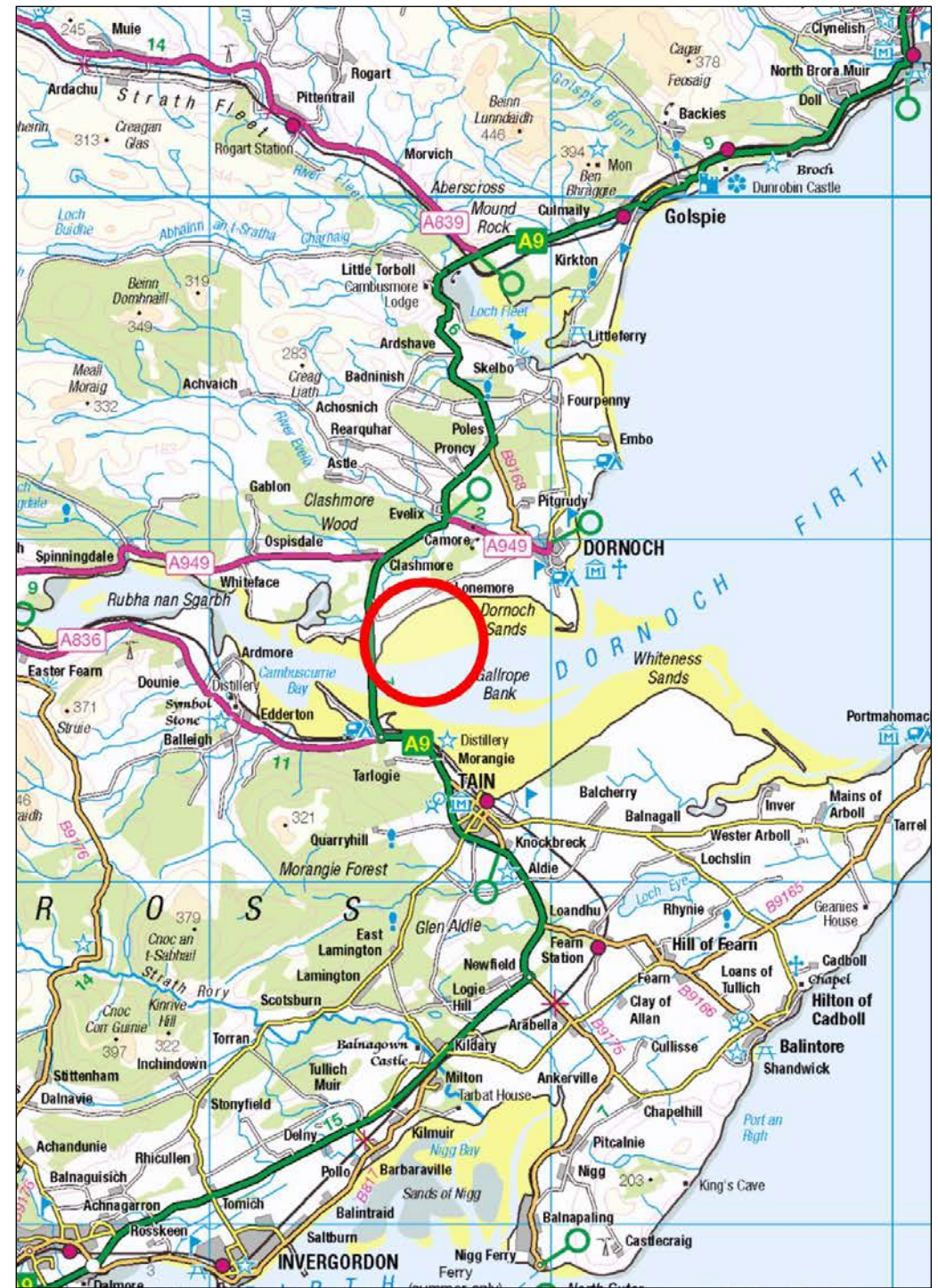
The property is a foreshore, thus appropriate caution should be exercised at all times during inspection.

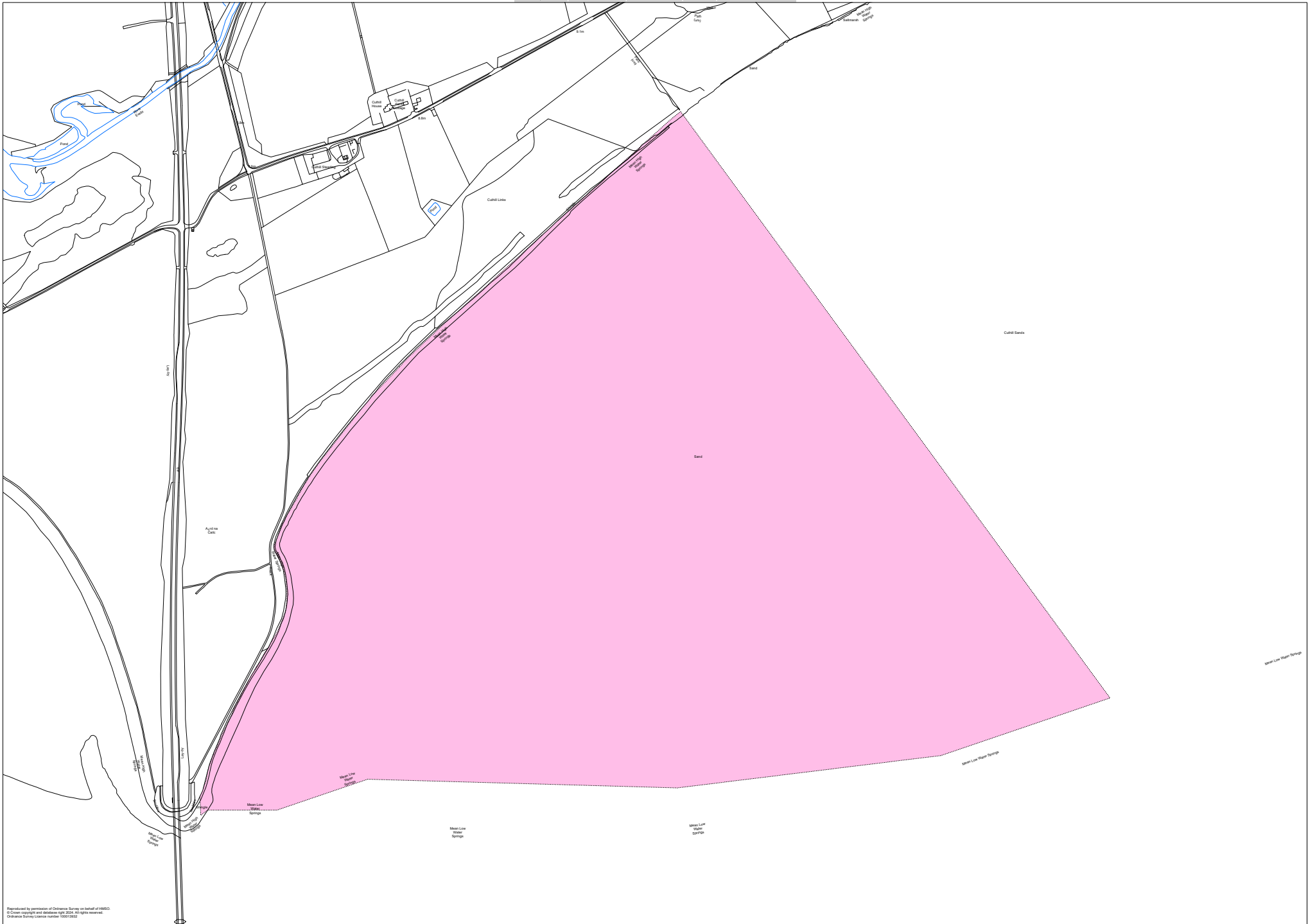
## THIRD PARTY RIGHTS AND SERVITUDES

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 June 2024.







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE