



21-22 WEST WATTEN

Caithness, Highland

ABERDEEN
&
NORTHERN
ESTATES



“Rare opportunity to acquire a diverse **Caithness** holding spanning approximately 974 acres situated in an open and scenic part of Caithness on the edge of **Scotland's Flow Country**”



21-22 West Watten

Caithness, Highland, KW1 5XY

For Sale as a whole:

Offers Over £495,000

Property Highlights

- + Attractive miniature estate located on the edge of Scotland's Flow Country
 - + Extending to 394.49ha (974.78 acres) or thereby
- + Accessible location in a private and secluded setting

Location & Situation

Situated west of Wick (10 miles) and southeast of Thurso (15 miles) in the historic county of Caithness in the far north of the Scottish Highlands, 21-22 West Watten is set amidst open and expansive landscapes, enjoying a sense of privacy and tranquillity, being within easy reach of the principal towns and amenities of the area.

Caithness is a remote and captivating region renowned for its expansive landscapes, dramatic coastline and remarkable sense of space. The county combines fertile farmland and open moorland with rugged cliffs, sandy beaches, lochs and wide, uninterrupted skies, creating an exceptional setting for those seeking a rural lifestyle away from the pressures of modern life.

Steeped in history, Caithness is home to ancient archaeological sites, castles and traditional Highland communities, while its proximity to the North Sea gives the landscape a distinctive character. Despite its remote location, the county is well connected by road, rail and air, with Wick and Thurso providing the principal centres for shopping, schooling, professional services and leisure.

Watten and Halkirk provides a range of everyday amenities, including local shops, garages, post office, hotels and primary schools. Thurso and Wick provides secondary schooling together with a broad range of shops, professional and health services, bars, eateries and trade counters. Wick is home to Caithness General Hospital. Golf enthusiasts are well catered for in the surrounding area, with 18-hole courses at Thurso, Wick and Reay.

Agriculture plays a key part in the local Caithness economy and boasts many services, businesses and contractors. There is a local livestock auction mart at Quoybrae, Caithness Livestock Centre, which holds regular shows and sales throughout the calendar year. Local and national livestock haulage is easily supplied in the area.

As well as several local bus services, rail connections are available in Wick for onward travel to Inverness and beyond. Ferry connections to Orkney are available at Scrabster and Gills Bay. Regular air connections to Aberdeen are available from Wick John O'Groats Airport.

Distances (mileages approximate)

Thurso 15 miles

Wick Airport 12 miles

Dingwall 95 miles

Inverness Airport 113 miles



21-22 West Watten

Watten, Wick, Caithness, Highland, KW1 5XY

Farm Buildings

21-22 West Watten is served by an L-shaped agricultural building comprising tractor shed, workshop, store and bedded byre. The buildings are constructed of concrete block with steel trusses and cement fibre sheeted roofs, concrete floors and timber sliding doors. The modest buildings are complemented by a large and useful sheep handling system of block construction over concrete floors with a useful dipping bath.

Whilst the holding has predominantly been a sheep farm in the past, should the right buyer wish to diversify and require additional storage, there may be the opportunity to construct additional agricultural outbuildings adjacent to or in replacement of the existing steading, subject to obtaining all necessary Local Authority consents.



Opportunity for a small mixed farming system or sheep enterprise



IACS registered land extends to about 966 acres or thereby in total



Permanent grasslands and peat bog, making for excellent sheep grazing



Access via track with right of access and substantial bridge over burn

Land

The IACS registered land at 21-22 West Watten extends to 391.01ha (966.19 acres) or thereby, consisting of 10 field parcels comprising permanent grass, rough grazing and woodland. There is also a small area of non-IACS permanent grass and woodland extending to 6.70 acres or thereby. The land is classified as Grades 4(2), 5(3) and 6(3) by the James Hutton Institute, lying from 52m to 96m above sea level with a northerly aspect. Within Less-Favoured Area - Severely Disadvantaged. 850 acres is covered by the Shielton Peatlands SSSI as well as the Caithness & Sutherland Peatlands Special Protection Area and Special Conservation Area and UNESCO World Heritage Site under the Flow Country.

Woodland

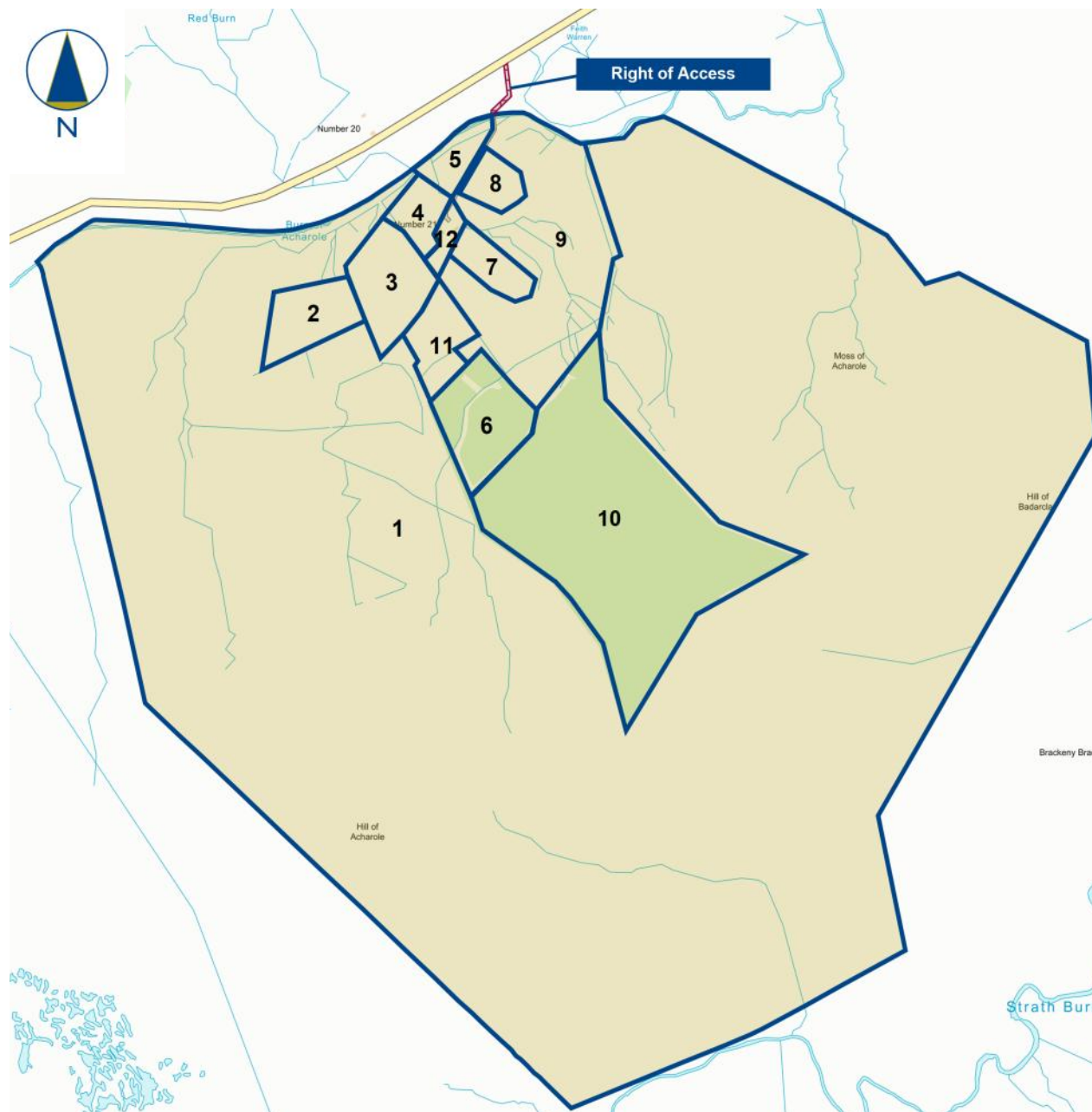
Included is Acharole Wood, comprising 28.14ha (69.53 acres) or thereby of mature coniferous woodland. This presents a fantastic opportunity to invest in maturing timber as a cash crop, with the opportunity for a purchaser to consider reducing their carbon footprint through the supply of timber and, thereafter, restore moorland and Peatland habitat. According to the James Hutton Institute the woodland is primarily classified as grade F6, being land with very limited flexibility for the growth and management of tree crops. There are no outstanding grants in respect of the woodlands. Asking price includes all standing and fallen timber.

Basic Payment Scheme (BPS)

BPS Entitlements not available. Land sits within Payment Region 0, Region 1 and Region 2.

Farm Plan

what3words location:///shepherds.farmer.pencil



FIELD	SIZE (HA)	SIZE (AC)
1	327.48	809.20
2	3.1	7.66
3	4.1	10.13
4	1.71	4.23
5	1.82	4.50
6	4.81	11.89
7	1.78	4.40
8	1.4	3.46
9	16.67	41.19
10	28.14	69.53
IACS TOTAL	391.01	966.19
11	2.71	6.70
12	0.77	1.90
NON-IACS TOTAL	3.48	8.60
OVERALL TITLE AREA	c.394.49	c.974.78

Cottage

Gross Internal Floor Area (approx.): 64sq.m

Floor plan provided not to scale and is for illustrative purposes only.

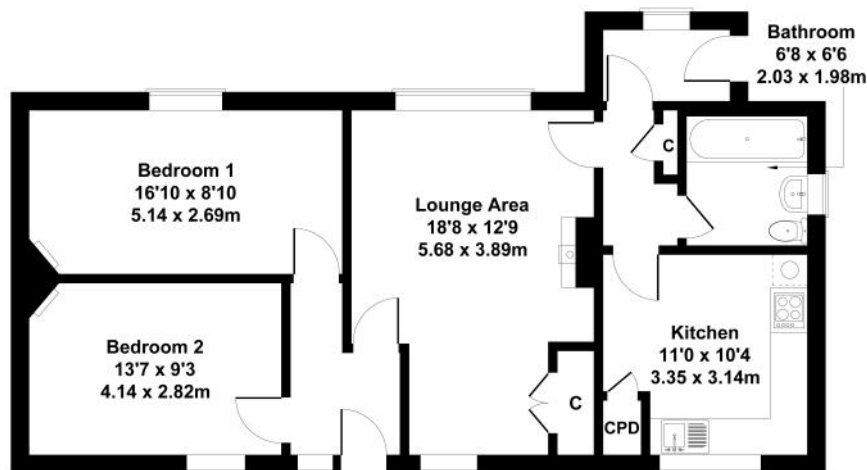


The Cottage at 21/22 West Watten is a well-proportioned 2-bedroom dwelling surrounded by ample garden grounds overlooking the land to the west with far-reaching views towards Morven.

The single-storey detached cottage comprises 2no bedrooms, living / dining room, modest kitchen, bathroom and entrance vestibule. The property is served with uPVC double glazing throughout. Water is heated via solid fuel stove and immersion cylinder. Space heating is via the solid fuel stove in kitchen and wood-burning stove in living area. It is believed there is a fireplace in both bedrooms connected to chimney flue.

The cottage would benefit from a package of refurbishment works to bring up to a more modern living standard.

Subject to obtaining the relevant Local Authority consents, the site may be suitable for redevelopment for the erection of a replacement dwellinghouse more suited to modern living arrangements and standards.



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Property Details

EPC: Band F **Windows & Doors:** uPVC double glazed **Council Tax:** Band B **Heating:** Solid-fuel and wood-burning stoves **Water:** Mains **Drainage:** Private to septic tank

Viewings - Strictly by appointment only

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800 or Mr Charles Harrold on 07900 004820

Property Details & Important Notices

Services: Private drainage, mains water & electricity.

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel 01349 886606

EPC: Band F **Council Tax:** Band B **Entry:** By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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To view this property or for further information,
contact our agent:

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