



4.73ha (11.7 acres) or thereby

Land at Achavanich, Latheron, Caithness

# Land at Achavanich

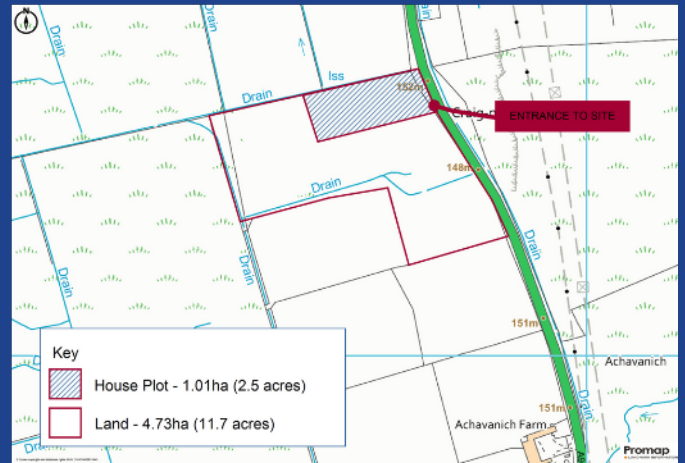
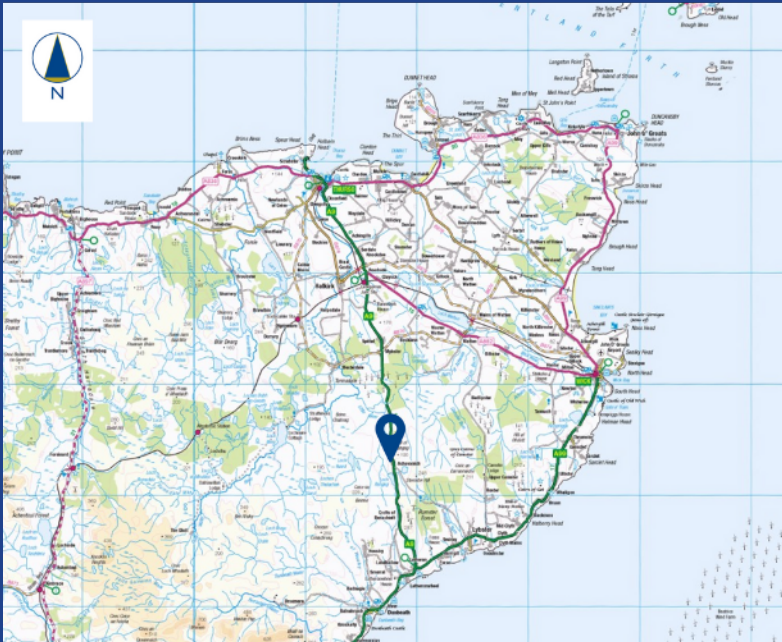
IACS Registered farmland extending to about 11.7 acres with excellent roadside access off the A9 in a picturesque setting

Offers Over  
**£35,000**



Aberdeen & Northern Estates Ltd.  
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

[anestates.co.uk](http://anestates.co.uk) [estates@anmgroup.co.uk](mailto:estates@anmgroup.co.uk) 01467 623800



The IACS registered land at Achavanich extends to 4.73ha (11.7 acres) or thereby comprising of good grazing ground which would suit a variety of uses. The land is classified as a mix of Grades 5(1), 5(3) and 6(2) by the James Hutton Institute and lying at 126m to 153m above sea level. Good roadside access is available direct off the A9.

This is an excellent opportunity to purchase a manageable block of ground that would suit a variety of uses in such a scenic location.

Basic Payment Scheme (BPS)  
BPS Entitlements available by separate negotiation.

Services  
No piped water to field. Water main nearby.

Viewing  
Interested parties are encouraged to view the property at their leisure with no requirement to book viewings. All enquiries to the Agents, Aberdeen & Northern Estates. If taking a vehicle, please note that the site entrance, as indicated by our 'For Sale' board, is located on the side of the A9. Please take care when slowing to approach the site entrance on the wide verge.

Local Authority  
The Highland Council, Glenurquhart Road, Inverness, IV3 5NX.  
Local Highland Council Office: Rotterdam Street, Thurso, KW14 8AB

Entry  
By agreement.

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

Offers  
Offers should be submitted in full Scottish legal terms to this office along with anti-money-laundering ID paperwork and proof of funds.

Prospective purchasers should note that unless their interest 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.



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

Andrew Beedie MRICS  
01467 623800

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.