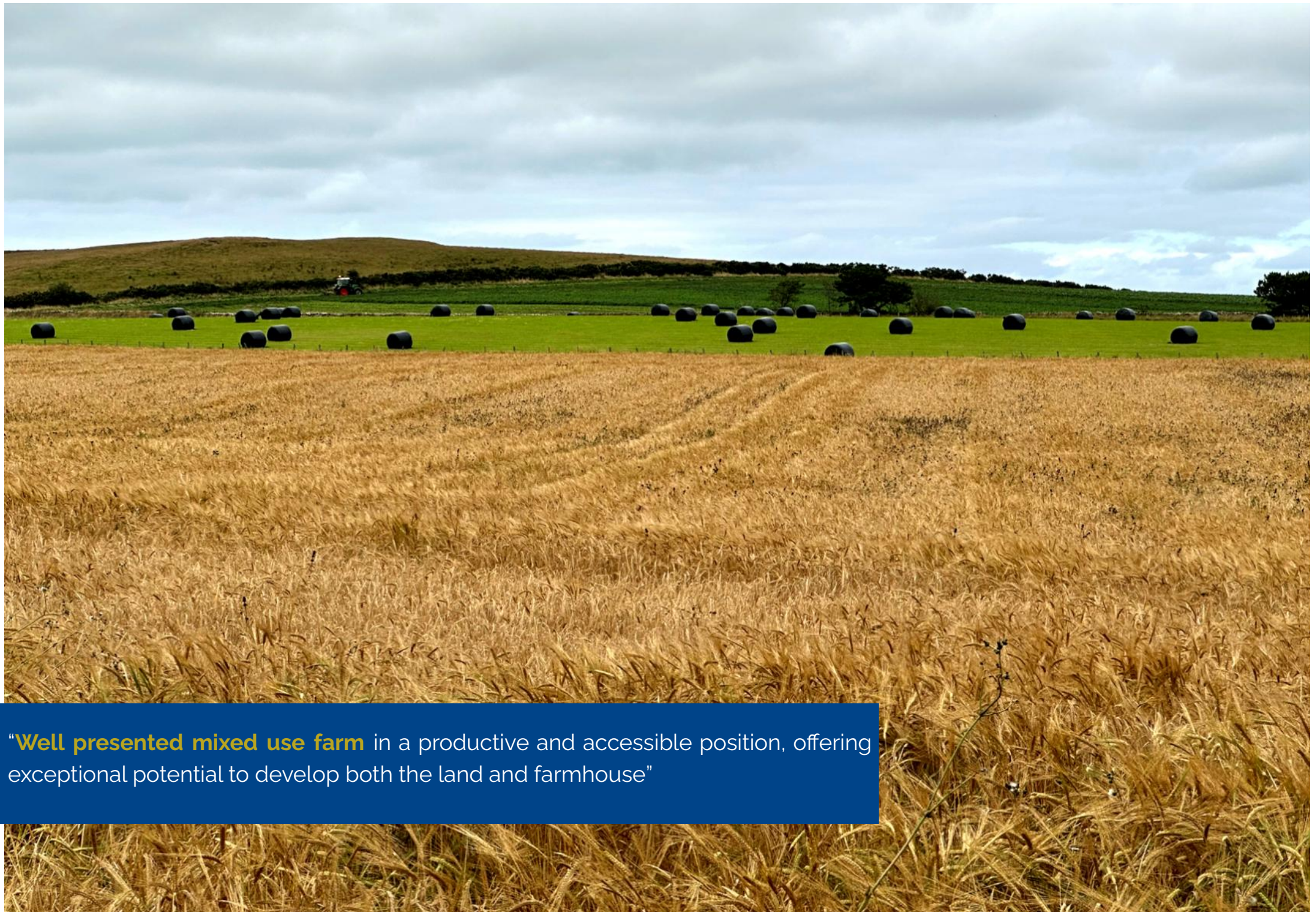




MILTON FARM

BY HALKIRK, CAITHNESS



“**Well presented mixed use farm** in a productive and accessible position, offering exceptional potential to develop both the land and farmhouse”



Milton Farm, Halkirk, Caithness, KW12 6UY

For Sale as a whole:

Offers Over £620,000

Property Highlights

- + Attractive and well positioned farm, with exceptional road access
- + IACS registered, non-crofted agricultural land extending to 49.16ha (121.47 acres) or thereby
- + Popular, accessible location between Wick and Thurso with Quoybrae (Caithness Livestock Centre) nearby.
- + Traditional 2-storey, 3-bedroom farmhouse boasting large garden and south facing views.

Location & Situation

Milton Farm is located just 12.9 miles to the west of the town of Wick and 9 miles east of Thurso in the County of Caithness. Wick is home to Caithness General Hospital, a plethora of retail outlets, supermarkets, fuel stations, accommodation, eateries and other local services. Other amenities are available in both Wick and Thurso.

Agriculture plays a key part in the local Caithness economy and boasts many services, businesses and contractors. There is a local livestock mart at Quoybrae, Caithness Livestock Centre, which is situated just 5.3 miles east of Milton and holds regular shows and sales throughout the year, with the next nearest livestock mart being Dingwall Marts, some 95 miles south which holds weekly sales.

Local and national livestock haulage is easily supplied in the area, with other agricultural merchants and suppliers located throughout the County.

As well as several local bus services, rail connections are available in Wick or Thurso 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.

Caithness is an area steeped in history (with an array of castles, brochs, and cairns to be discovered) and nature which makes it the ideal place to call home for wildlife, environment and sporting enthusiasts with an abundance of coastal and moorland walks, hacks and nature hotspots. Wick has the oldest established golf club on the NC500 and celebrated 150 years in 2020.

Distances

Watten 5.1 miles

Thurso 9 miles

Wick 12.9 miles

Inverness 106 miles



Milton Farm

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Farm Buildings

Milton Farm is served by a range of farm buildings:

1. **Grain Shed (80'x40'x16')** - Galvanised frame, 6" concrete floor (reinforced doorways) with 6" 2m **concrete** wall panels. Benefits from 3 phase sockets, electric roller shutter door, bird and vermin proof.
2. **General Purpose Shed (80'x40'x16')** - Galvanised frame, sheeted to ground level, 3 bays unsheeted. Lined up with the grain shed and approx. 41' away so entirely possible to roof the gap to create another covered shed.
3. **Former Stable**—Storage shed with timber roof
4. **Former Henhouse**—Earmarked for demolition, previously used as a woodshed.
5. **Barn**—Formerly housed waterwheel driven threshing mill, now utilised for storage, benefits from 3-phase electricity, Caithness slate roof, PTO generator in shed to the rear.
6. **Collection of Buildings**—formed by former cattle byres and storage workshops with a small lean to, these building are a mixture of stone and blockwork, with concrete floors. The eastern building has suffered damage to the roof causing collapse which will require work to rectify
7. **Workshop**—benefiting from single phase power and a range of sockets (13amp and 16amp), provides a useful workspace with flagstone floor in much of the shed.

Land

The IACS registered land at Milton extends to 49.16ha (121.47 acres) or thereby, consisting of 10 field parcels. The land is classified as Grades 3(2) and 4(1) by the James Hutton Institute, within Less-Favoured Area, and would suit a mixed farming system, capable of being cropped, lying from 19m to 43m above sea level with a south-westerly aspect. Fields are mainly stockproof with field troughs available and some fed by mains supply. Access is taken from the main public road with field entrances suitable for modern machinery in most instances.

In recent years the farm has been cropped with potatoes and spring barley, the farm itself however has been known for its ability to produce fattened cattle and heavy bushel weights.

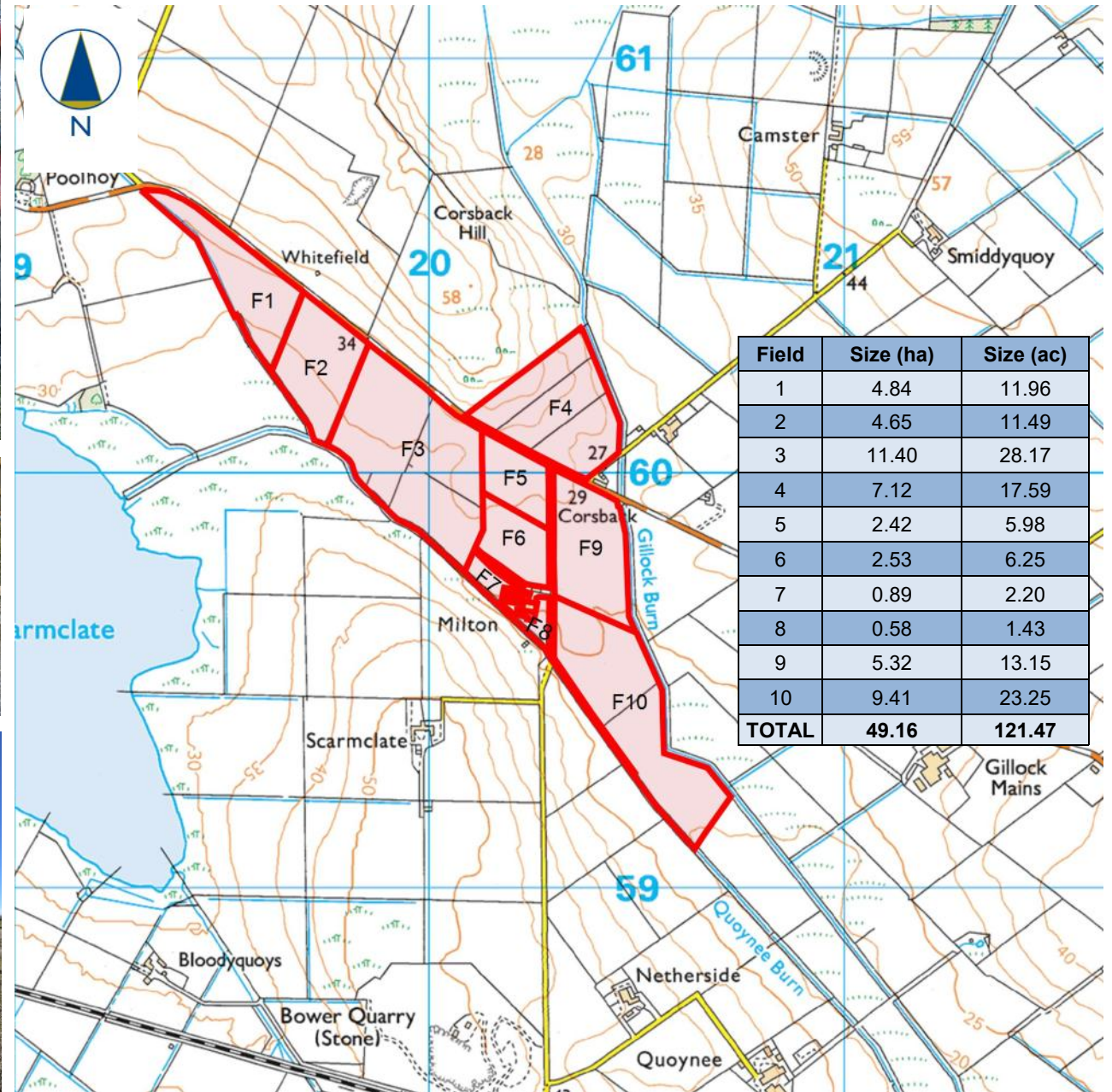
It should be noted the land is leased again in 2026 but will be available for entry to the purchaser post harvest 2026.

Basic Payment Scheme (BPS)

BPS Entitlements available by separate negotiation. It is understood there are 48 units of Region 1 available. Payments relating to the 2025/26 scheme year to be retained by the seller.

Farm Plan

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Milton Farmhouse

Gross Internal Floor Area (approx.): 150 sq.m

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



Milton Farmhouse

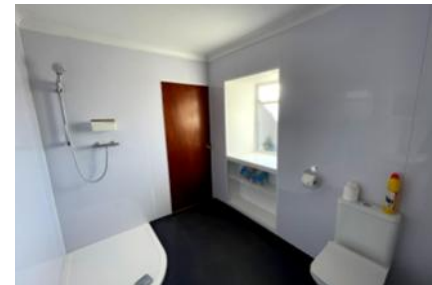
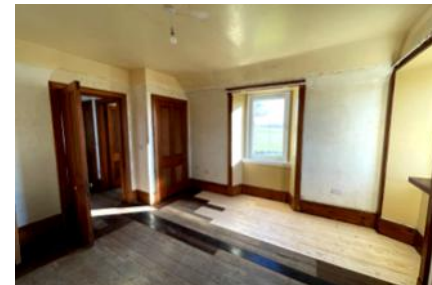
Milton Farmhouse is an attractive and well proportioned three-bedroom dwelling which enjoys outstanding views over surrounding farmland. The house can be considered in two parts, namely the front and the single storey wing to the rear (the original building). Renovation works have been ongoing in both sections of the house, with the single storey wing fully extensively renovated in 2020/21.

Works to the single storey included framing and insulation (2" Quinnterm sheets), roof timber treatments, complete rewire, renewal of the plumbing system, installation of a new oil fired combi boiler and CH system, new kitchen and bathroom, new concrete lintel fitted above the sink come draining area, and new vinyl sheet flooring fitted in the living room/kitchen/bathroom and most of the utility room.

The front double storey section of the house has benefited recently from joinery work to replace floor joist ends (all rooms except the small bedroom), pipework installed for radiators throughout, hot & cold pipes included in the small bedroom (to allow for potential conversion to upstairs bathroom). A full rewire has been complete in this section of the house, with the central heating pipework only requiring a simple connection into the system servicing the single storey section of the house to provide heating throughout (and radiators to be fitted).

Milton house still requires works to complete the renovation but it offers a superb opportunity for those looking to make their own mark on a large family home with a renovated kitchen, bedroom and bathroom to the rear to live in until the remaining house is ready.

Finally, there is a large garden area laid to lawn that offers ample space to the front of the house and wraps around the side to the rear. In addition, there is garage and gravel driveway with turning areas for multiple cars.



Property Details

EPC: Band E Windows & Doors: Mostly double glazed Council Tax: Band C Heating: Oil CH (combi boiler)

Property Details & Important Notices

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

Entry: Following harvest 2026 (anticipate November 2026) **BPS Entitlements:** Available by separate negotiation.
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).

General: Whilst not necessarily binding, the seller would like to be clear that should the successful purchaser sell Milton Farm in the future, they would relish the opportunity to purchase the farm back into the family.



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 outgoing 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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Viewings - Strictly by appointment only, to arrange a viewing contact Aberdeen & Northern Estates on 01467 623800.

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

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