



Oldhall Farm, Watten, Wick, Highland, Kw1 5XL

# Oldhall Farm

An excellent opportunity to purchase a productive farm unit with superb opportunities for diversification, livestock rearing, or arable operations.

**93.85 acres**

Offers Over  
**£295,000**



**Aberdeen & Northern Estates Ltd.**  
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The land at Oldhall Farm comprises 93.85 acres (37.98 ha or thereby) of prime agricultural land near Watten, Caithness.

Presently used for rearing livestock and production of some arable crops, the land at Oldhall offers a fantastic opportunity for those looking to expand existing operations or those looking to establish themselves in the area.

Well fenced and with easy access between the well proportioned fields, the land is predominantly classified as Grade 4.1 per The James Hutton Institute maps.

#### Services

Private water, mains electricity available but not currently connected.

#### Entry

By arrangement

#### Mineral Rights & Sporting Rights

Included in the sale, insofar as they are owned.

#### Access

Access right over private road from A882 to farm buildings, access right over private track to fields, shared responsibility with neighbours for upkeep.

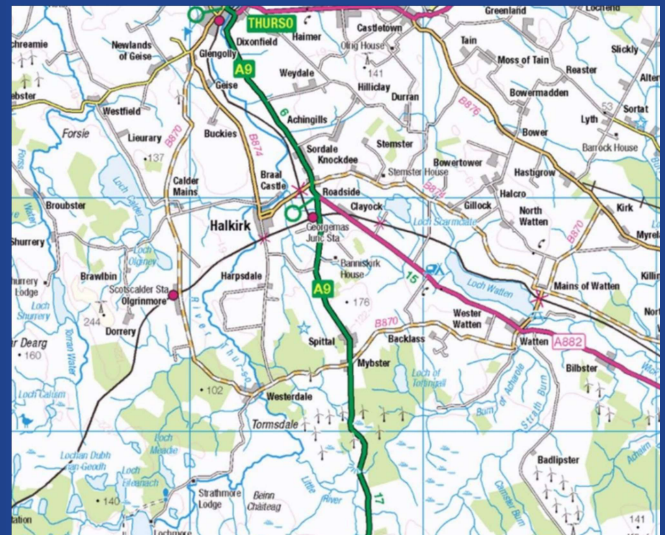
#### Local Authority

Highland Council, Caithness House Market Square, Wick KW1 4AB

#### 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.

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

Tom Richmond MRICS

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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.