

SMIDDYQUOY FARM

BY WATTEN, WICK

ABERDEEN
&
NORTHERN
ESTATES



"Immaculately presented livestock farm in a productive and elevated position, offering stunning panoramic views and exceptional potential - ideal for productive farming in a picturesque setting ."



Smiddyquoy, by Watten, Wick Caithness, KW1 5UU

For Sale as a whole:

Offers Over £700,000

Property Highlights

- + Characterful farm, nationally renowned for producing superior North Country Cheviot Park type sheep
- + IACS registered, non-crofted agricultural land extending to 65.95ha (162.96 acres) or thereby
- + Popular, accessible location between Wick and Thurso with Quoybrae (Caithness Livestock Centre) nearby
- + Traditional 2-storey, 3-bedroom farmhouse boasting pristine gardens and stunning sun room
- + Panoramic views over Loch Scarmclate, Loch Watten and beyond

Location & Situation

Smiddyquoy is located just 12 miles to the west of the town of Wick and 10 miles east of Thurso in the County of Caithness. As well as primary and secondary schooling, Wick is also home to Caithness General Hospital. A plethora of retail outlets, supermarkets, fuel stations, accommodation, eateries and other local services and 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 auction mart at Quoybrae, Caithness Livestock Centre, which is situated just 4 miles east of Smiddyquoy and holds regular shows and sales throughout the year, with the next nearest livestock auction mart being Dingwall Marts, some 96 miles south which holds weekly sales. Local and national livestock haulage is easily supplied in the area.

Caithness Machinery Ring is based in Wick, with other merchants and suppliers located throughout the County.

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.

Caithness is an area steeped in history 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 5.5 miles

Thurso 10 miles

Wick 12 miles

Inverness 105 miles



Smiddyquoy Farm

what3words location:///focus.work.sprinter

Farm Buildings

Smiddyquoy Farm is served by a range of farm buildings arranged in a neat, inter-linked configuration all of which have been kept to a very good standard of repair over the years. All buildings have single phase electricity, piped water and sliding doors.

1. **Cattle Court (14m x 18m)** - Steel portal frame, block/sheeted walls, fibre cement sheet roof, concrete floor, sheeted sliding doors. Potential to create tractor-width feed pass.
2. **Cubicle Shed (14m x 18m)** - Block built, fibre cement sheet roof, concrete floor and dung pass, block built cubicles with timber hay feeders over and water bowls, timber sliding doors.
3. **Byres (4m in width)** - Traditional stone and slate construction, some sections with fibre cement sheet roof, concrete and flagstone floors, flag cubicles, timber doors.
4. **Infill Shed (8m x 18m)** - Block built, fibre cement roof sheet, concrete floor, block partitions, timber sliding doors. Potential to open-up for more flexibility.
5. **Large Dutch Barn (8m x 22m)** - Timber frame, fibre cement sheet roof, earthen floor.
6. **Small Dutch Barn (5m x 15m)** - Timber frame, fibre cement sheet roof, earthen floor.
7. **GP Shed (6m x 12m)** - Timber frame, fibre cement sheet roof, block walls, concrete floor.
8. **Garage (4m x 6m)** - Traditional stone and slate construction, concrete floor, timber sliding doors. Interlinking pedestrian door into steading.



Opportunity for a small mixed farming system



IACS registered land extends to about 163 acres or thereby in total



Grades 3 & 4 land capable of some arable production



Stock fenced with internal accesses and useful sheep handling facilities

Brabster West Ruins

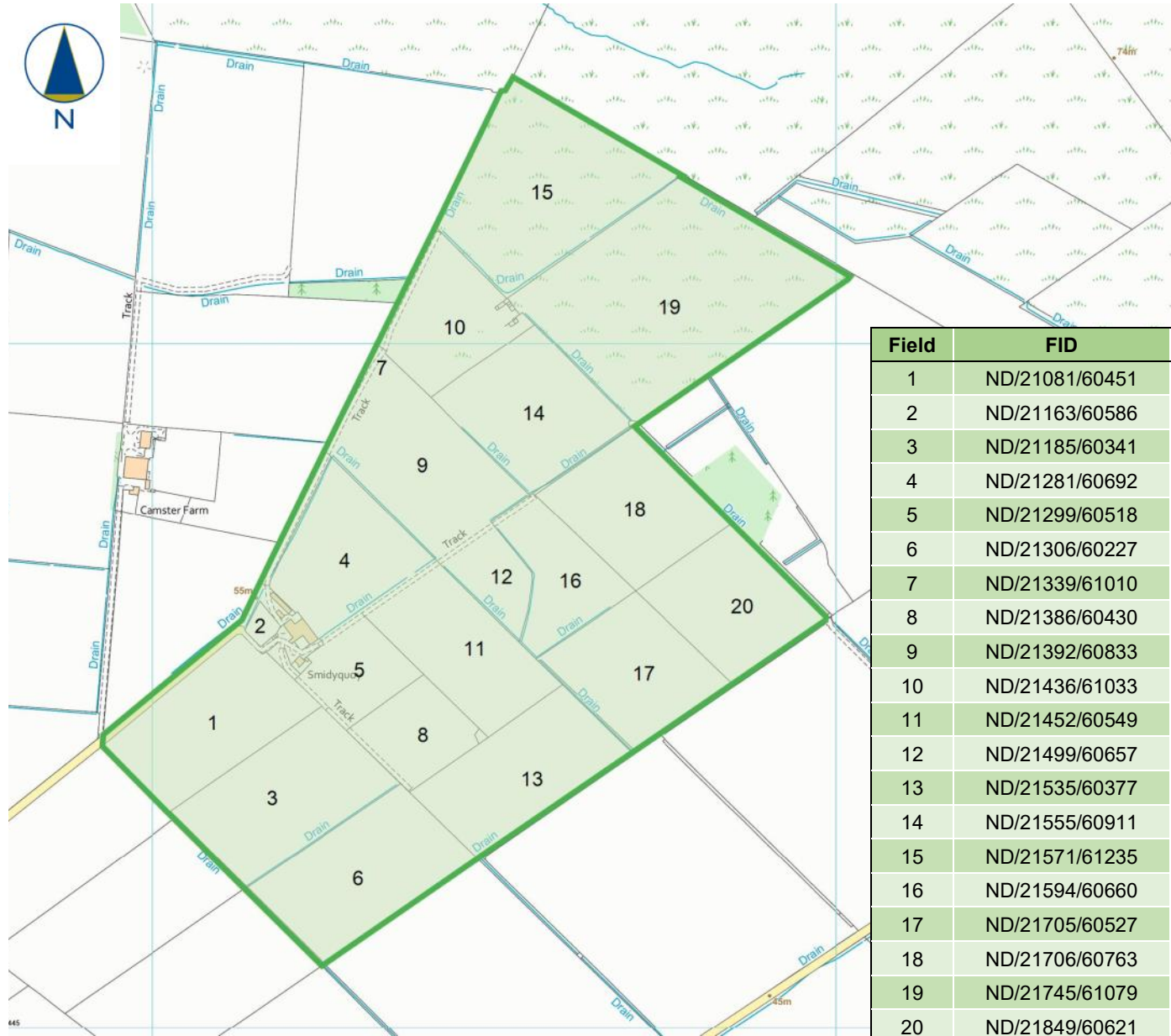
There is a ruined cottage and steading located within field 10. Subject to obtaining necessary Local Authority consents, this site may have potential to be redeveloped. No services here.

Land

The IACS registered land at Smiddyquoy extends to 65.95ha (162.96 acres) or thereby, consisting of 20 field parcels and lies from 37m to 63m above sea level with a south-westerly aspect. The land is classified as Grades 3(2) and 4(1) by the James Hutton Institute and would suit a mixed farming system, capable of being cropped. Within Less-Favoured Area.

Basic Payment Scheme (BPS)

BPS Entitlements available by separate negotiation. It is understood there are 50.74 units of Region 1 and 12.78 units of Region 2 entitlements available. Payments relating to the 2025 scheme year to be retained by the seller.



Field	FID	Size (ha)	Size (ac)
1	ND/21081/60451	3.95	9.76
2	ND/21163/60586	0.18	0.44
3	ND/21185/60341	4.2	10.38
4	ND/21281/60692	3.34	8.25
5	ND/21299/60518	1.64	4.05
6	ND/21306/60227	4.24	10.48
7	ND/21339/61010	0.38	0.94
8	ND/21386/60430	1.77	4.37
9	ND/21392/60833	4.31	10.65
10	ND/21436/61033	2.64	6.52
11	ND/21452/60549	3.36	8.30
12	ND/21499/60657	1.19	2.94
13	ND/21535/60377	3.77	9.32
14	ND/21555/60911	3.71	9.17
15	ND/21571/61235	5.94	14.68
16	ND/21594/60660	2.28	5.63
17	ND/21705/60527	3.32	8.20
18	ND/21706/60763	3.48	8.60
19	ND/21745/61079	8.95	22.12
20	ND/21849/60621	3.3	8.15
Total:		65.95ha	162.96ac

Smiddyquoy Farmhouse

Gross Internal Floor Area (approx.): 132 sq.m

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



Smiddyquoy Farmhouse - c. 132 sq.m. floor area

Smiddyquoy Farmhouse is a charming, yet substantial, three-bedroom dwelling which enjoys outstanding views over farmland, Loch Scarmclate and Loch Watten with Toftingall and Hill of Toftgunn in the distance.

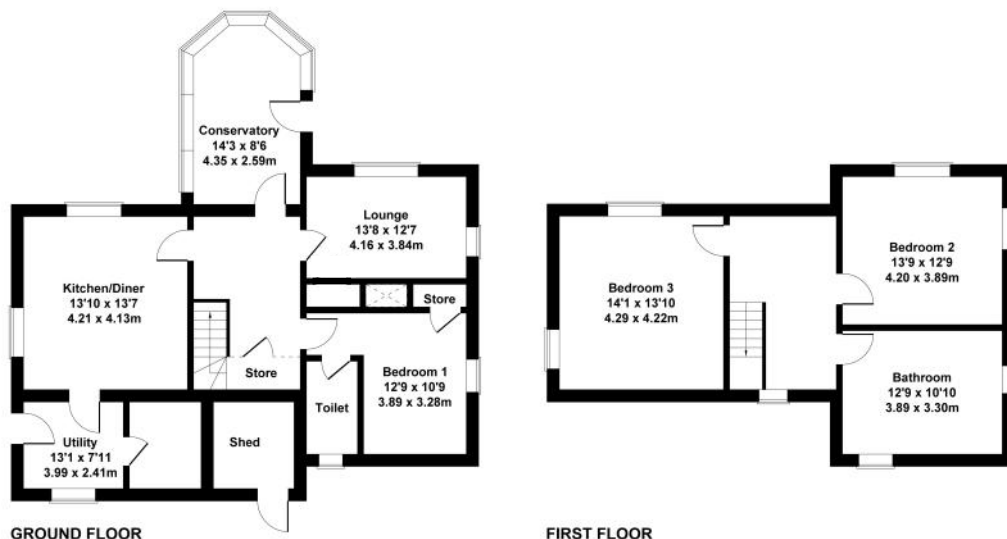
Internally there is modest living accommodation over two floors. Ground floor comprises utility room/store, dining kitchen, conservatory, living room and en-suite bedroom. The conservatory has direct access onto the meticulously kept garden and the kitchen features a modern multi-fuel stove.

A further two large double bedrooms and the spacious

family bathroom can be found on the second floor, all of which have bright double-aspect windows.

A small store adjoins the rear of the property, with the detached garage, benefitting from an electric up and over door, located nearby. The house benefits from a neat enclosed garden laid to lawn with borders and hedging.

The property is of traditional construction and benefits from a recent uPVC double glazing installation. The property has been well maintained over the years by the present owners.



Property Details

EPC: Band G

Windows & Doors: uPVC dbl. glz.

Council Tax: Band B Heating: LPG / Electric / Stove

Directions

From Wick, head north onto the A99, turning left after 0.8 miles for Gillock. Continue for about 11 miles passing through Gillock and turning right at the post box and as indicated by our sale board. Smiddyquoy is at the end of the road, about 0.5 mile.

From Inverness, head for Thurso and continue on the A9 for approx. 104 miles, turning right for Gillock at the cross-road junction between A9 and B874. Continue on this road for approximately 3.5 miles, turning left at the post box and as indicated by our sale board.

Viewings - Strictly by appointment only

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800.

Property Details & Important Notices

Services: Private drainage, mains water & electricity. uPVC and timber double glazing. Electric heating.

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

EPC: Band G **Council Tax:** Band B **Entry:** By arrangement **BPS Entitlements:** Available by separate negotiation.

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

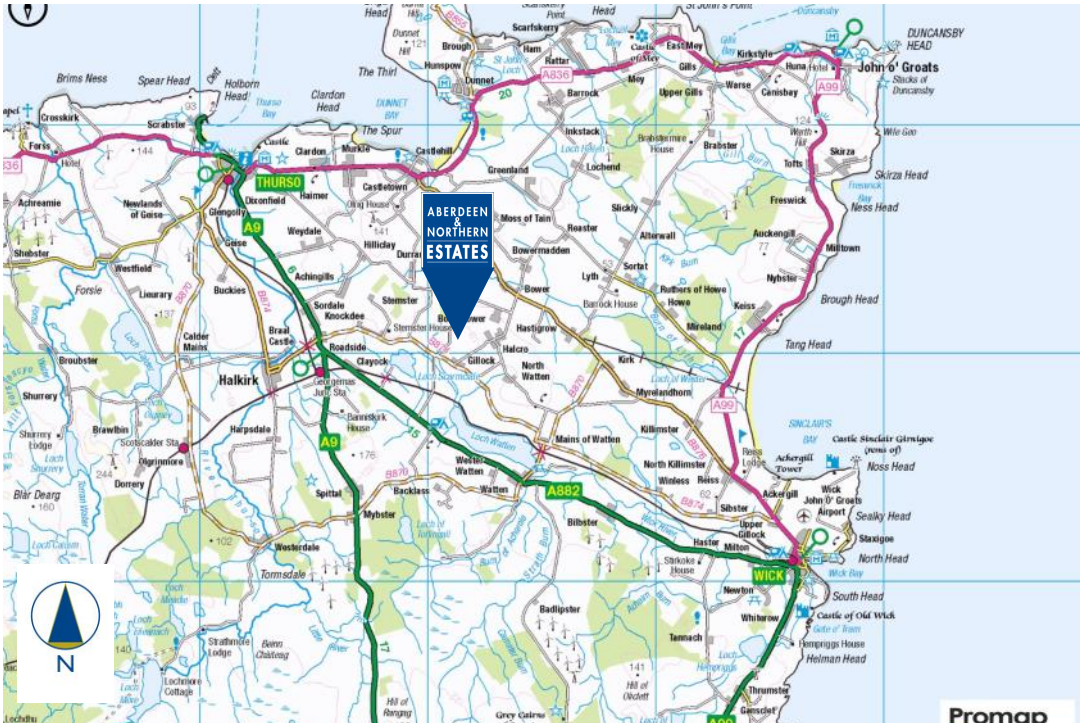
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

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).



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.

Date of publication: May 2025. Photographs taken: May 2025.

Viewing strictly by appointment



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

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