

LAND AT BALLINREACH

ARDERSIER, INVERNESS



ABERDEEN
&
NORTHERN
ESTATES

"Productive IACS-registered arable land extending to 42.95 hectares (106.13 acres) or thereby, in a convenient location close to the A96 between Inverness and Nairn".



Land at Ballinreach, Ardersier, Inverness, Highland, IV2 7QX

what3words location: ///embraced.levels.outbound

For Sale as a whole or available in two lots:

Offers Over £640,000

Property Highlights

- + IACS-registered agricultural land split into seven field parcels, extending to 42.95 hectares (106.13 acres) in total.
- + Majority of the land classified as arable grades 3(1) and 3(2).
- + Convenient and accessible location just one mile north of the main A96 road between Inverness and Nairn.

Lot 1: Offers Over £380,000

Lot 1 (shown in red on the sale plan opposite) comprises fields 1, 2, 3 and 6 of the land at Ballinreach, extending to 24.11 hectares (59.57 acres) or thereby. The land is flat to gently undulating in a north to north-westerly direction, lying between 15 and 25 metres above sea level.

The land is classed as predominantly a mixture of grades 3(1) and 3(2), with a very small area of grade 4(2) situated in the south-eastern corner of field 6. The productive quality of the land has led to the land being previously cropped for cereals and vegetables as well as grazing. All the field parcels benefit from direct roadside access.

Lot 2: Offers Over £260,000

Lot 2 (shown in blue on the sale plan opposite) comprises fields 5, 7 and 8 of the land at Ballinreach, extending to 18.84 hectares (46.56 acres) or thereby. The land is generally flat and lies at an altitude of 15 to 20 metres above sea level.

The land is mainly classified as a mixture of grades 3(2) and 4(2), with an area of grade 3(1) situated in the north-western corner of field 5. These field parcels are located to the eastern side of the Ballinreach public road, with fields 5 and 7 benefitting from direct roadside access. The land has previously been cropped for cereals and vegetables as well as grazing.

Distances

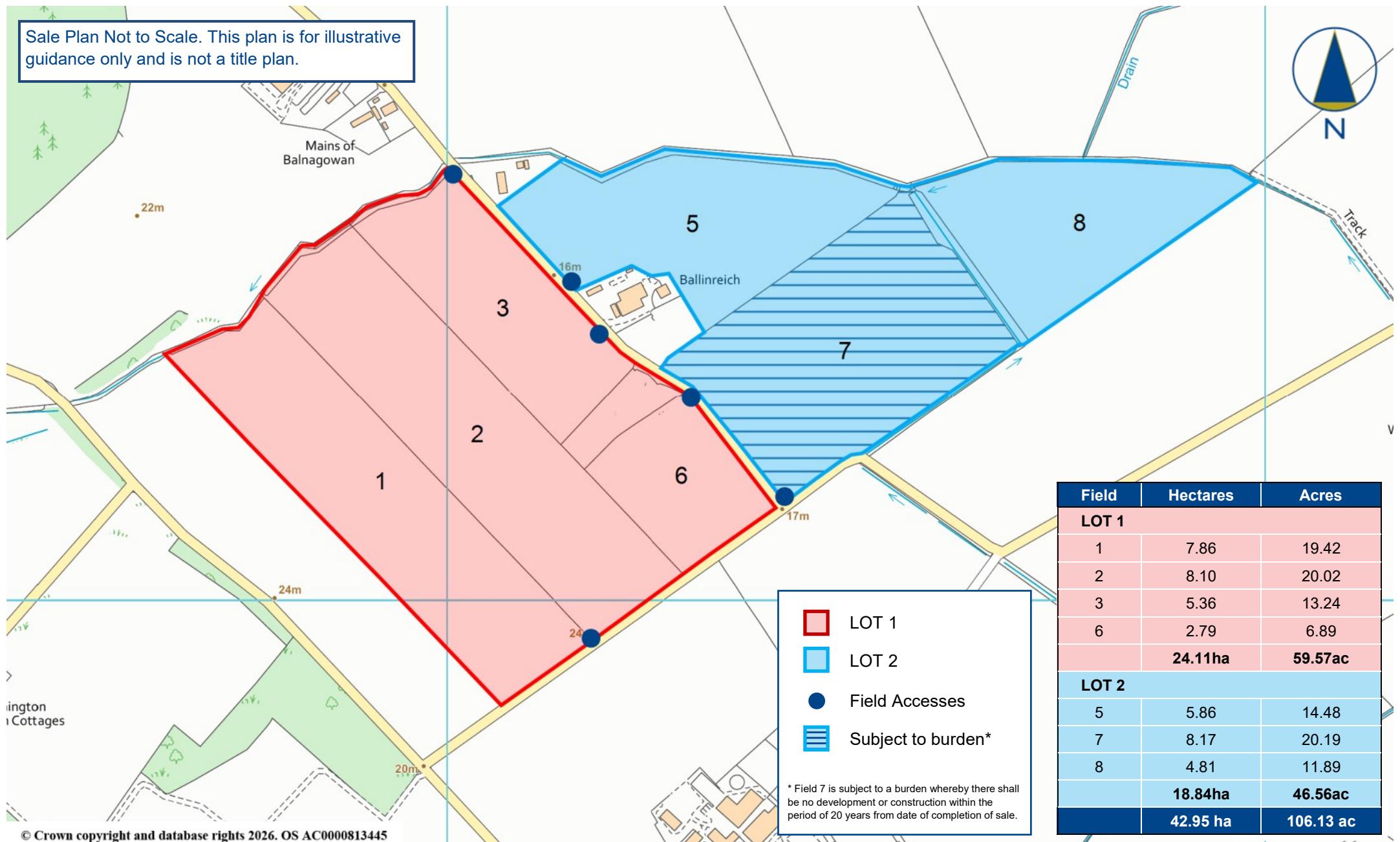
Ardersier 2 miles

Nairn 5 miles

Inverness 12 miles

Dingwall 24 miles

Sale Plan



Property Details & Important Notices

BPS Entitlements: 39.32 Region 1 entitlements not included in sale price but available by separate negotiation. All BPS Region 1, LFA category D.

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

Entry: By arrangement. **Water:** No piped water or trough provision - purchasers to arrange at own cost.

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 consignation 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. **Letting:** 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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Viewing strictly by appointment



To view this property or for further information,
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