

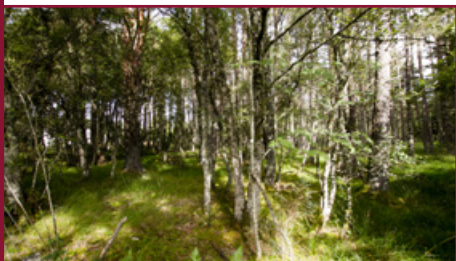
MACKENZIE & CORMACK

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BRENACHIE CROFT LAND, KILDARY, INVERGORDON, ROSS-SHIRE IV18 0PD

OFFERS OVER £325,000

Superb opportunity to purchase 47.498 Hectares (117.37 Acres) of owner-occupied croft with a mixture of pasture and rough grazing. Set in a rural location with open views over the surrounding countryside. The land has been divided into a number of fields with rough pasture and an area of long established woodland of semi-natural origin. Brenachie Croft is located between Kildary and Lamington, in a picturesque semi-rural area approx. 4 miles from Tain and 29 miles north of Inverness. The croft land is being sold with the Rural Payment Scheme entitlements. Please see www.ruralpayments.org for further information.

HSPC Ref: MK04/59106

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP





Brenachie Croft lies 4 miles from the town of Tain, which is Scotland's oldest Royal Burgh and is on the route of famous North Coast 500 scenic drive around the north Highlands. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.

Directions:

From Inverness take the A9 north for approx. 29 miles until Kildary. Turn left at this junction, signposted to Milton, Kildary and Scotsburn. Pass the bus stop on the left and take the immediate right signposted 'Scotsburn'. Continue on this road, going straight on at the crossroads and Brenachie Croft is the first property on the right.

www.what3words.com ///doing.quietest.dreaming

Viewing:

Please contact the Selling Agents.

Note:

Information about crofts, crofting grants and loans should be sought from prospective purchasers own solicitors or the Crofters Commission, Great Glen House, Leachkin Road, Inverness IV3 8NW, telephone 01463 663439 or email info@crofting.scotland.gov.uk.



Counter	LPID	Area (Ha)	BPS Ineligible Area (Ha)
1	NH/75629/76749	1.62	0
2	NH/75634/76527	1.70	0
3	NH/75716/76595	3.29	0
4	NH/75714/77214	30.36	1.03
5	NH/75791/76906	1.96	0
6	NH/75907/76955	3.03	0.06
7	NH/75969/76648	3.36	0
8	NH/75911/76875	2.13	0.01

Area and BPS ineligible area in the reported columns are rounded to 2 decimal places, and may differ slightly to the summed values at whole location code.

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.