



Newton Road, Wick & Newtonhill, Wick, Caithness, KW1 5SB

Land at Newton Road and Newtonhill

Good quality agricultural land and useful amenity land in a sought-after location on the outskirts of Wick, Caithness extending to 27.72 acres in total. Available as a whole or in two lots.

Lot 1 - Newton Road, Wick, Caithness - Offers Over £55,000

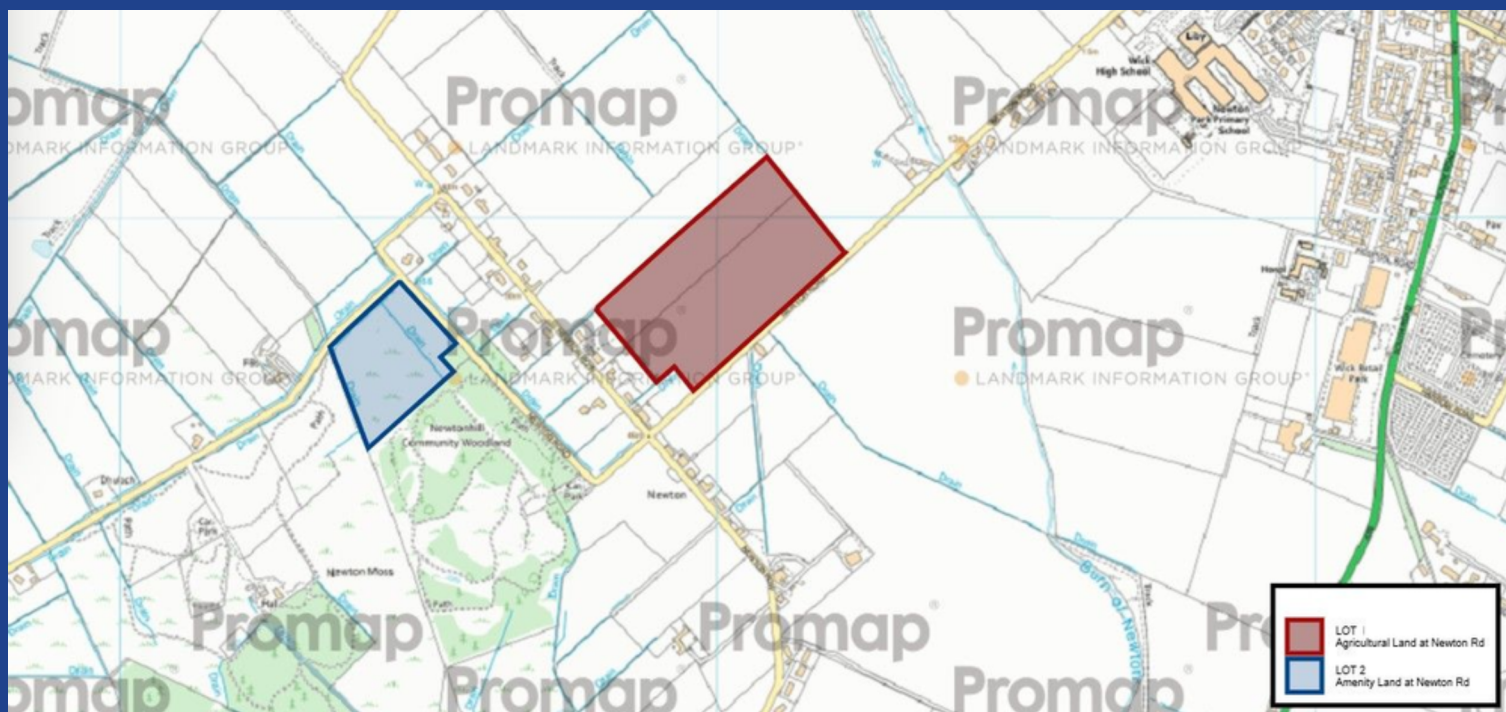
Lot 2 - Newtonhill, Wick, Caithness - Offers Over £15,000

Offers Over
£70,000



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LOT 1

Useful block of productive commercial farmland situated in an area known for arable production. The land comprises a single enclosure extending to 19.32 acres (7.82 hectares). The land is classified as Grade 3(2) by the James Hutton Institute. The land is currently in grass but has been in an arable rotation historically. The land is fenced and in good heart. There is no piped water on site.

LOT 2

Useful area of amenity land extending to 8.40 acres (3.40 hectares). The land comprises a single enclosure and is predominantly classified as Grade 4(1) with a small area of 6(3) by the James Hutton Institute. The land is and has been permanent pasture for some time but has been used for the production of hay in recent years. Fencing is in place but in need of replacement. There is no piped water on site.

Excellent opportunity to purchase a fertile and productive block of agricultural and amenity land to suit a range of buyers.

VIEWINGS

Unaccompanied viewings welcome. Please take care and be considerate to other road users and neighbouring properties when parking vehicles for viewing.

CLAWBACK PROVISION

Lots 1 & 2 will be subject to an obligation from the Purchaser in favour of the Vendors (and their successors in title) to pay 30% of the uplift in value occurring as a result of planning permission being granted for development of the sites in the period of 20 years from date of completion of sale. For the avoidance of doubt, this clawback agreement would allow for the erection of a single dwellinghouse and/or ancillary buildings for agricultural / equestrian / smallholding purposes only.

The Vendors have not enquired the Local Authority, and it is the sole responsibility of any Purchaser to make their own enquiries in relation to Planning Permission for any development.

ENTRY - By arrangement

MINERAL & SPORTING RIGHTS

Included in the sale, insofar as they are owned.



BASIC PAYMENT SCHEME (BPS)

Lots 1 & 2 is eligible for claiming BPS entitlements and are available by separate negotiation. It is understood there are X units of Region 1 entitlements available. Payments relating to the 2025 scheme year to be retained by the Vendors.

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.

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

Andrew Beedie 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.