

OLDHALL FARM

WATTEN • WICK • CAITHNESS





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WATTEN • WICK • CAITHNESS • KW1 5XL

An amenity farm with two houses, arable land, caravan park business and frontage to Loch Watten with fishing.

Lot 1: Dunnbrae (About 0.49 Acres)

A modern family home with 3 reception rooms and 6 bedrooms

Garden with pond and parking area.

Lot 2: Oldhall Farmhouse and Caravan Park (About 1.11 Acres)

A traditional 4 bedroom bungalow requiring some modernisation.

Adjoining Caravan park business with 10 static Caravans providing an attractive income.

Garden area and outbuildings including toilet block, shower room, laundry and workshop.

Lot 3: Land and buildings at Oldhall (About 99.10 Acres)

A block of arable, pasture and rough grazing extending to about 99.10 acres.

Land consists of 65.92 acres pasture (silage), 30.96 acres permanent pasture, 1.04 acres rough grazing.

223 metres of frontage to Loch Watten with right to use a boat for trout fishing.

Lot 4: Land by Loch Watten (About 6.73 Acres)

Land consisting of 2.47 acres permanent pasture and 4.15 acres rough grazing.

408 metres of frontage to Loch Watten with boat rental and moorings for private boats providing an income.

For sale in 4 lots or as a whole

About 107.43 Acres (43.48 Ha) in Total

Thurso 10 miles • Wick 10 miles • Inverness 103 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

Oldhall Farm is situated in the heart of Caithness with frontage to Loch Watten with well renowned trout fishing. The farm is located three miles northwest of Watten village and is also equidistant between the towns of Wick (10 miles) and Thurso (10 miles). Watten has a range of local services including pub, garage, hotel and shop. The Bower Busy Bee nursery and primary school is only 7 miles away. A wider range of services including secondary schooling and train and bus stations are available in Thurso. Wick has an airport (Wick John O'Groats Airport) with regular flight services to Aberdeen and Edinburgh. The city of Inverness is about a two hour drive.

Caithness is renowned for its high craggy cliffs and lovely harbours and offers plenty for the outdoor enthusiast with hill walking, cycling, sea fishing, wildlife cruises and surfing all available. For the golfer, there are four courses available and for the salmon fisherman, there is excellent fishing on the River Thurso. Scrabster (12 miles) has daily ferries to Orkney.

The area offers some of the finest fly fishing in Scotland with Loch Watten adjoining the farm. Further lochs include Calder, Hellian, Stemster and Toftingall which are all within easy reach.

Description

Oldhall Farm extends to about 107 acres in total and is accessed off the main Wick to Thurso road (A882). The farm is relatively flat in nature and rises from the banks of Loch Watten to about 50 metres above sea level at the southern boundary.

The farm has a variety of assets including a modern 6-bedroom house, a traditional 4-bedroom bungalow and a range of farm buildings. There is a caravan park business which provides an attractive income. The land consists of 65.92 acres pasture, 33.43 acres permanent pasture, 5.19 acres rough grazing and 2.89 acres roads/buildings/rivers/misc. There are 631 metres of frontage to Loch Watten with the opportunity to put on a boat for brown trout fishing. Boats are also rented out by the owner to fisherman during the season.

The farm is available for sale in 4 lots as follows:

Lot 1: Dunnbrae (About 0.49 Acres)

Dunnbrae was built in 2005 with an extension in 2014 and is of timber frame construction with concrete block, harled beneath a pitched tiled roof. With fine views over the farmland, the house is accessed off the main road via a private entrance and terminates in a gravel parking area to the rear. Benefitting from double glazing and oil-fired central heating, the accommodation is laid out over two storeys as follows:

Ground Floor: entrance porch, sitting room, kitchen with dining area, utility room, office, conservatory, W.C, office, three bedrooms and shower room.

First Floor: landing, three bedrooms, W.C, store room and upstairs living room.

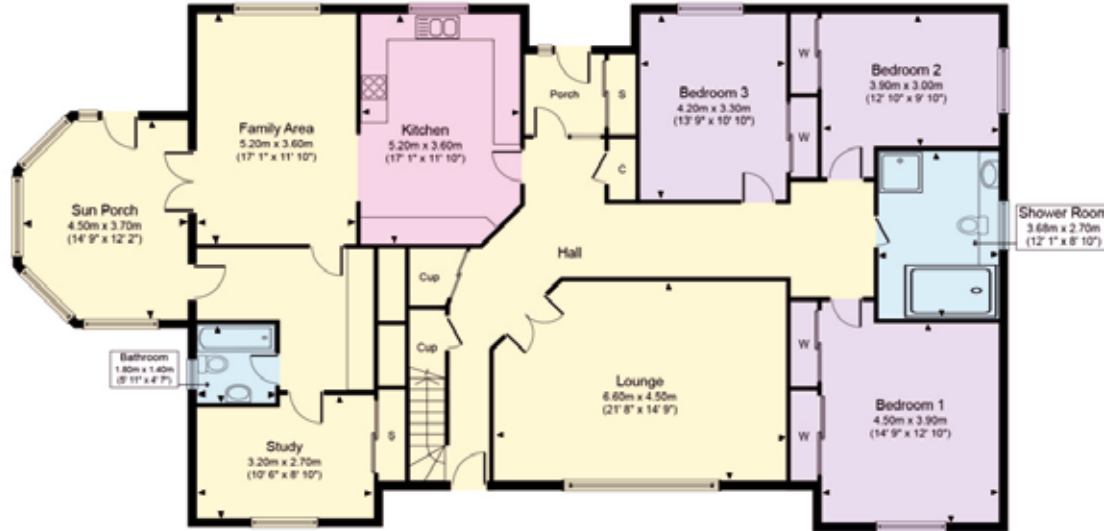
There is a garden laid to lawn with a fish pond to the front. It extends to 0.49 acres in total.



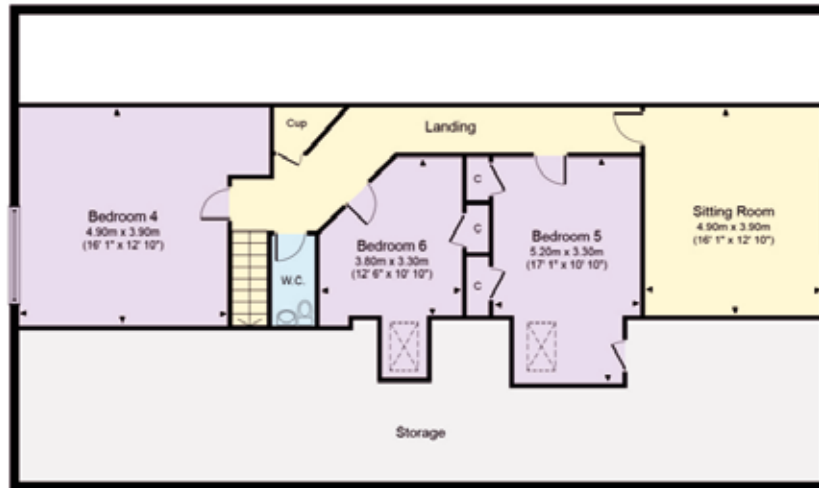
Dunbrae House, Oldhall, Watten, Wick, KW1 5XL

Approximate Gross Internal Floor Area
304 sq m. / 3272 sq ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Lot 2: Oldhall Farmhouse and Caravan Park (About 1.11 Acres)

Farmhouse

Oldhall Farmhouse is of traditional stone construction beneath a pitched tiled roof and has been extended in recent years. Benefitting from double glazing and oil fired central heating the single storey accommodation is as follows:

Hall, kitchen, sitting room, conservatory, four bedrooms and bathroom.

Whilst there has been some renovation works carried out in 2015, the farmhouse requires some modernisation. It serves as a good base for running the adjoining Caravan Park.

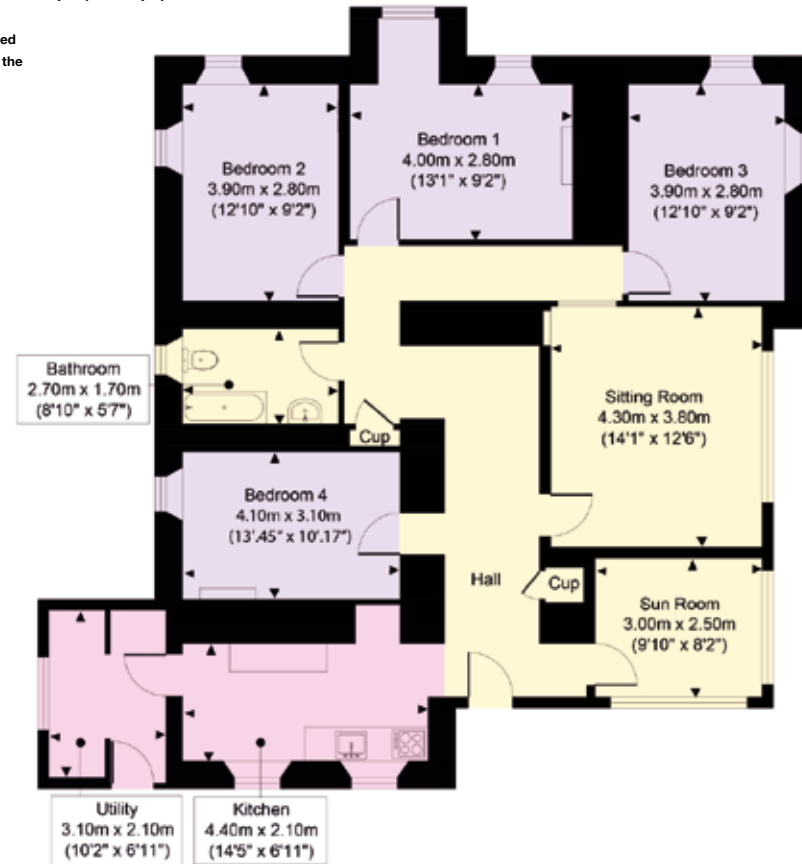
Caravan Park

Adjacent to the farmhouse, there is an established Caravan Park business called Central Caravans. On a 1-acre site, there are ten static caravans. They are each rented out for £250 per week. Each caravan has mains water, electricity and private drainage. Four of the units can be let out on a long term basis.

Oldhall Farmhouse, Watten, Wick, KW1 5XL

Approximate Gross Internal Floor Area: 128.30 sq.m (1381 sq.ft)

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The caravan park currently generates an annual gross income of about £28,000. Further details on the accounts can be requested from the Selling Agents. The park is also served by a range of outbuildings including:

- Toilet block
- Shower Rooms
- Store

There is an area of lawn surrounding each of the units and a parking area.



Lot 3: Land and buildings at Oldhall (About 99.10 Acres)

Farm Buildings

Adjacent to the land, there is traditional stone and slate farm building which is used as a cattle court.

Land

The land at Oldhall extends to a total of 99.10 acres and includes nine principal field enclosures. The land is all classed as grade 3₂ according to the James Hutton Institute. All of the fields have livestock fencing and access to water troughs from a mains supply. The land consists of 65.92 acres pasture (silageable), 30.96 acres permanent pasture and 1.04 acres rough grazing and 1.18 acres tracks/misc. About 30 acres are cut for hay each year. The remainder of the land is used to graze cattle and sheep.

Sporting

Field no. 1 (see sale plan) has 223 metres of frontage to Loch Watten which allows the purchaser to put a boat on the loch for brown trout fishing.



Lot 4: Land by Loch Watten (About 6.73 Acres)

This includes two paddocks extending to 6.73 acres in total and consists of 2.47 acres permanent pasture, 4.15 acres rough grazing and 0.11 acres miscellaneous ground.

There is 408 metres of frontage to Loch Watten which is used by the current owner for renting out four boats at £25 per day (additional £25 for an outboard) during the fishing season. There are also 15 private boat owners who moor their boats on this bit of foreshore at £100 per season.

Sporting

The sporting rights are in-hand.

Acreege Schedule

Lot No	Field No	Pasture	Permanent Pasture	Rough Grazing	Other	Total
1	Sub-Total				0.49	0.49
2	Sub-Total				1.11	1.11
3	1		5.27		0.02	5.29
	2		7.48	1.04		8.52
	3	14.23				14.23
	4	17.69				17.69
	5	12.53				12.53
	6	11.49				11.49
	7		18.21			18.21
	8	9.98				9.98
	Misc				1.16	1.16
	Sub-Total	65.92	30.96	1.04	1.18	99.10
4	9		2.47	3.83	0.11	6.41
	10			0.32		0.32
	Sub-Total	0.00	2.47	4.15	0.11	6.73
Whole	Total	65.92	33.43	5.19	2.89	107.43



Residential Schedule

Lot No	Property	Occupancy	Services	Council Tax	EPC Banding
1	Dunnbrae	Owner occupied	Mains electricity, oil-fired central heating (under floor heating on ground floor), mains water supply and private drainage.	E	D
2	Oldhall Farmhouse	Vacant	Mains electricity, oil-fired central heating, mains water supply and private drainage.	C	F

Directions

From Wick, travel west towards Watten/Thurso on the A882. Pass through Watten and continue for just over 2 miles and the entrance to Dunnbrae (Lot 1) and Old Farmhouse and Caravan Park (Lot 2) is on your right.

Solicitors

South Forrest Solicitors
8 Ardross Terrace, Inverness, IV3 5NW
Tel: 01463 237171
Email: email@southforrest.co.uk

Basic Payment Scheme

- All of the farm land is registered by Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code 73/282/0149
- There are 39.21 of region 1 and 2.41 of region 2 Basic Payment Entitlements. The total payment received for Oldhall Farm in 2015 was €1,325.95
- The farm also qualifies under the Less Favoured Area Support Scheme (LFASS). The LFASS payment in 2015 was £445.89

Local Authority

Highland Council
Glenurquhart Road
Inverness
Inverness-shire
IV3 5NX
Tel: 01349 886606

AFRC-RPID

Strathbeg House
Clarence Street
Thurso
Caithness
KW14 7JS
Tel: 0300 020 1234

Travel Arrangements

Inverness Airport Tel: 01667 462041
Wick Airport Tel: 01955 606946

Car Hire

Hertz Tel 08708 448 844
Europcar Tel 0870 607 5000

Hotels

Royal Hotel Tel: 01847 893191
Mackays Hotel Tel: 01955 602323

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights over the whole farm are in-hand.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Designations

- Loch Watten is designated as a Site of Special Scientific Interest (SSSI), Ramsar Site, Special Area of Conservation (SAC) and Special Protection Area (SPA).

Rights of Access and Title Conditions

The farm is sold with the following rights of access:

- The owner of Scarmclate House has a vehicular right of access over the farm road until reaching their property.

- There is a right of access in favour of the owner of the farm (Lot 3) over the track marked A-B on the sale plan.

Health and Safety

Given the hazards of a farm we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

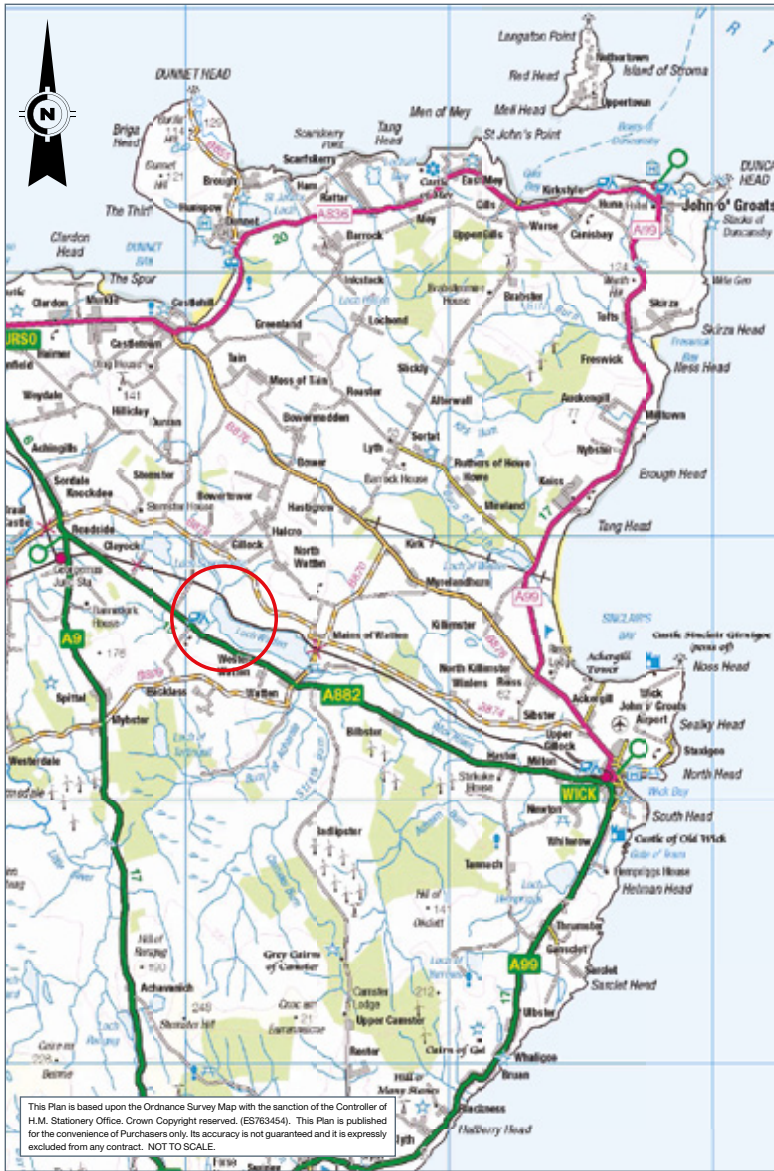
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

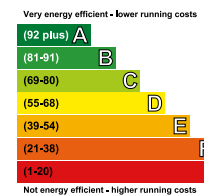


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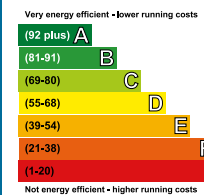
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Dunnbrae House – Energy Efficiency Rating



Current	Potential
68	85

Oldhall Farmhouse – Energy Efficiency Rating



Current	Potential
34	91

