

An aerial photograph of a rural property. In the center, there is a white house with a grey roof and a smaller outbuilding with a corrugated metal roof. A gravel driveway leads to the house, where a white van, a blue car, and another white van are parked. To the right of the driveway, there are several more outbuildings, including a red one and a blue one. The property is surrounded by large green fields, some of which are fenced. In the background, there are more fields and a few trees. The overall scene is a typical rural landscape.

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

FOR SALE

18 and 19 West Watten,

Watten, Wick, Caithness, KW1 5XY

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Watten, Wick, Caithness
KW1 5XY

A rare opportunity to acquire 218.53 hectares (539.98 acres) or thereby of land in the popular agricultural area of West Watten. Crofts 18 and 19 are owner occupied crofts and comprise a 3-bedroom croft house and a range of buildings.

- Owner occupied Crofts
- Three bedroomed dwelling with outbuildings
- Extensive grazing land



Situation

18 and 19 West Watten is situated in Caithness which is a historic county in the far north of Scotland, known for its rugged coastline, rolling landscapes, and rich history. Crofts 18 & 19 offer a wonderful lifestyle opportunity with stunning landscapes, clean air, and proximity to nature.

The village of Watten offers a range of shops, primary school and churches. A wider range of shops and facilities can be found in both Wick and Thurso.

Watten benefits from being on the local bus route between Wick and Thurso, where train stations provide links to the south.

Access

The crofts benefit from access directly from the public road with access tracks leading from an unclassified public road, northwest of the crofts.

Directions

From the centre of Wick, follow the A882 until you reach Watten. At Watten, take a left turn and follow the B870 for 0.6

miles before turning left again, onto the unclassified public road. Turn left onto an unclassified public road which heads northwest to Croft 18 house, buildings, and land and southeast to Croft 19 buildings and land.

What 3 words: ///clerk.drawn.pushes

Nearest postcode: KW1 5XY

Description

The Property comprises Crofts 18 and 19 West Watten and extends to 539.48 acres (218.53 Hectares) or thereby in total. Crofts 18 and 19 are registered owner occupied crofts and are marketed for sale as a whole.

Croft 18 croft house is of traditional single storey construction and has been sympathetically renovated over the last 3 years with newly installed kitchen, shower room and solid fuel central heating. Croft 18 enjoys a southerly aspect and benefits from useful adjacent buildings including workshop, stabling, Nissen Hut, storage sheds and stabling. There is an attractive garden with a summer house and greenhouse/potting shed.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Fax: 0131 449 5249

Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Croft 19 extends to the south of Croft 18 complete with a stone barn with lean-to (currently used for hay storage), with adjacent shower & WC and eating area (currently used by campers).

There are currently five fields extending to 30.5 acres or thereby that are cut for hay production, providing valuable winter livestock feeding.

The Croft House accommodation briefly comprises the following.

- Entrance Porch
- Front Hall
- Kitchen with Rayburn, oven and hob, plumbing for dishwasher and washing machine
- Living room with wood burning stove
- Master Bedroom
- Bedroom 2
- Bedroom 3
- Shower Room with WC and wash hand basin

Should any prospective purchasers have queries regarding crofting, we recommend that they contact the Crofting Commission.

Council Tax

This property is in Council Tax Band B.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Basic Payment Scheme (BPS) & IACS

The land is IACS registered, and the BPS entitlements will be included in the sale. These currently amount to an annual payment of approximately £10,200 for Croft 19. The payment for 2024 will be retained by the Vendors.

Planning & Development

We are not aware of any current planning applications on the land. Prospective purchasers should make their own investigations into any planning and building consents and seek relevant professional advice.

Services

The Property benefits from a solid fuel heating system.

UNESCO World Heritage Site

Part of Croft 19 is covered by the Shielton Peatlands Site of Special Scientific Interest amounting to 143 acres (58 hectares) or thereby and the Caithness and Sutherland Peatlands Special Protection Area and Special Conservation Area. This area is now within the UNESCO World Heritage Site forming part of The Flow Country, stretching across Caithness and Sutherland is a vast expanse of blanket bog comprising a complex set of interlinked pool systems and micro features that not only host an eye-catching flora and fauna but also play a vital role in our defence against the effects of climate change.

The Flow Country is an area of deep peat, dotted with bog pools, that forms the heart of the Caithness and Sutherland peatlands. The Flow Country is the world's first peatland World Heritage Site, a place of global significance in the fight against climate change and has joined the Serengeti, the Galapagos Islands and the Great Barrier Reef in securing prestigious UNESCO World Heritage Site status for its globally important nature.

SSSI Agreement with Nature Scot

There is an existing agreement with Nature Scot in respect of the management of the land.

Option and Lease Agreement

In relation to Habitat Management at 18 and 19 West Watten associated with the proposed Watten Wind Farm, Caithness, there are negotiations ongoing for an Option and Lease Agreement. These negotiations could generate additional income. Further details are available from the Selling Agents on a strictly private and confidential basis.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are not included in the sale.

Local Authority

The Highland Council
The Highland Council Headquarters
Glenurquhart Road Inverness
IV3 5NX

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Harper Macleod
Alder House
Cradlehall Business Park
Inverness
IV2 5GH

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk

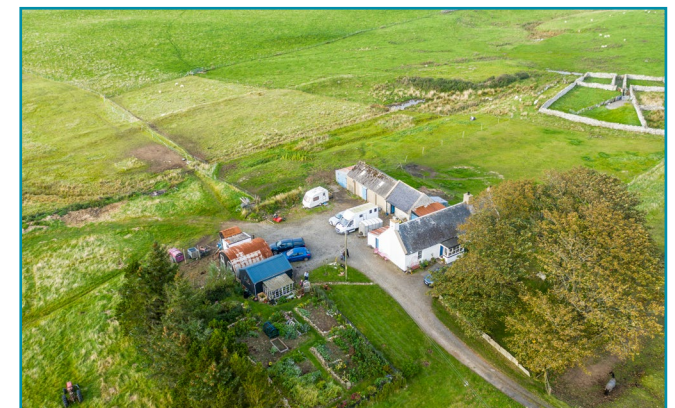
All viewings are to be arranged with the selling agents.

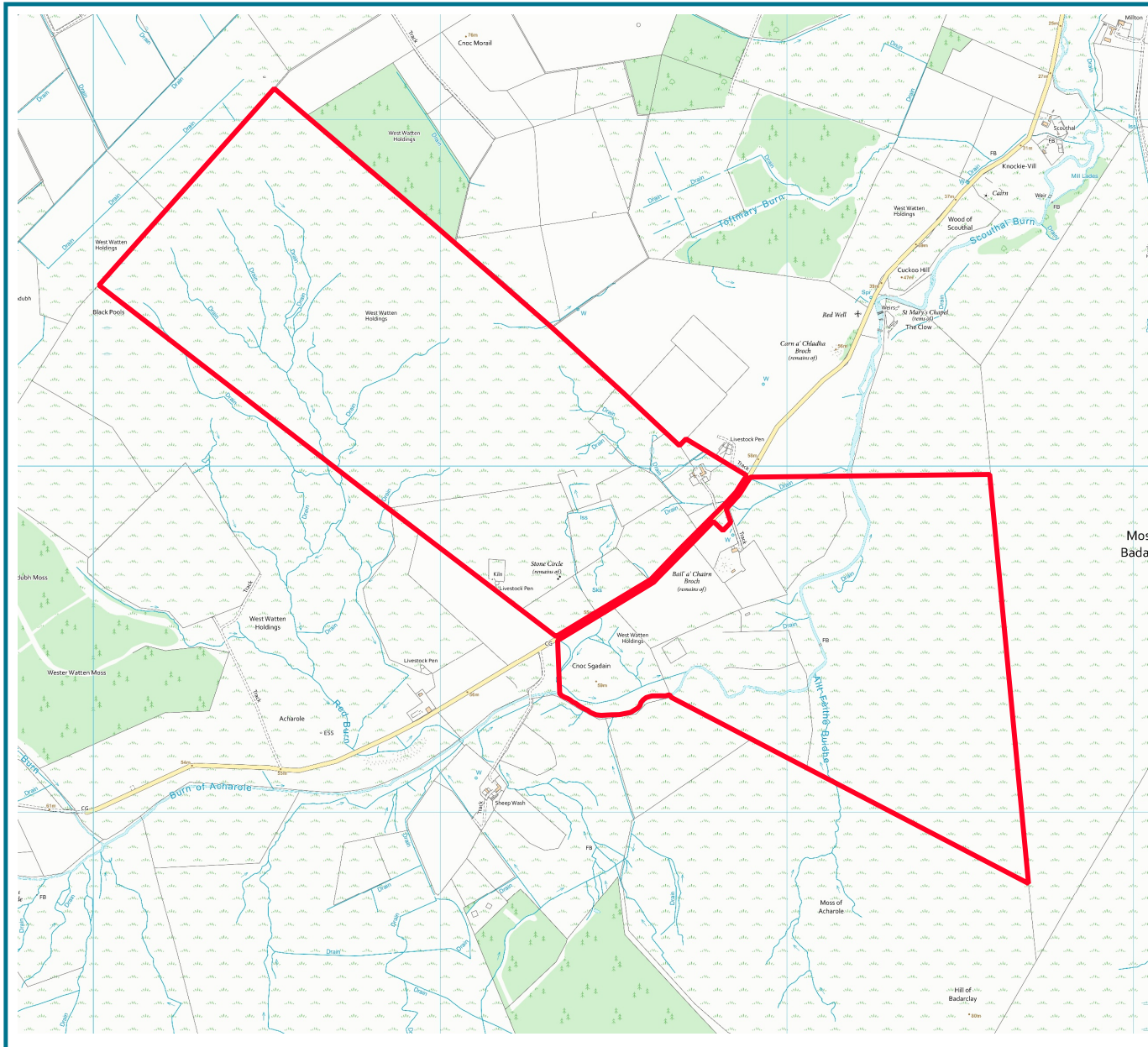
Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.





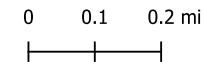
INDICATIVE SALES PLAN

18/19 West Watten
Watten, Wick,
KW1 5XY

Area: 218.53 Ha (539.98 ac)

Key
 Boundary

A4 - Scale: 1:15,000



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Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant 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.

Third Party Rights and Servitudes

The subject will be sold subject to and with the benefit of all servitude rights, burden reservations, wayleaves or any other third-party rights howsoever constituted.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities

on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared – November 2024

Photographs Taken – October 2024



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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www.drrural.co.uk