

Ordan 1/2 67 & 80 Strathy East

WITH ASSOCIATED CROFTS & GRAZING LAND, STRATHY, THURSO, KW14 7RZ



3 bedroom detached house with vast potential, stunning views and owned land amounting to 53.4 acres with an associated share in the Common Grazings and an additional 25 acre Permanent Apportionment



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The main 3 bedroom house associated with the crofts enjoys an open aspect with views across the Strathy valley and over Strathy West to the open moorland stretching to Beinn Ruadh, with glimpses of the Ben Grian mountains in the south.

The dwelling house requires some updating which allows a new owner the opportunity to create a home to their own taste, it has a working Rayburn that heats the water and the property is fully double glazed.

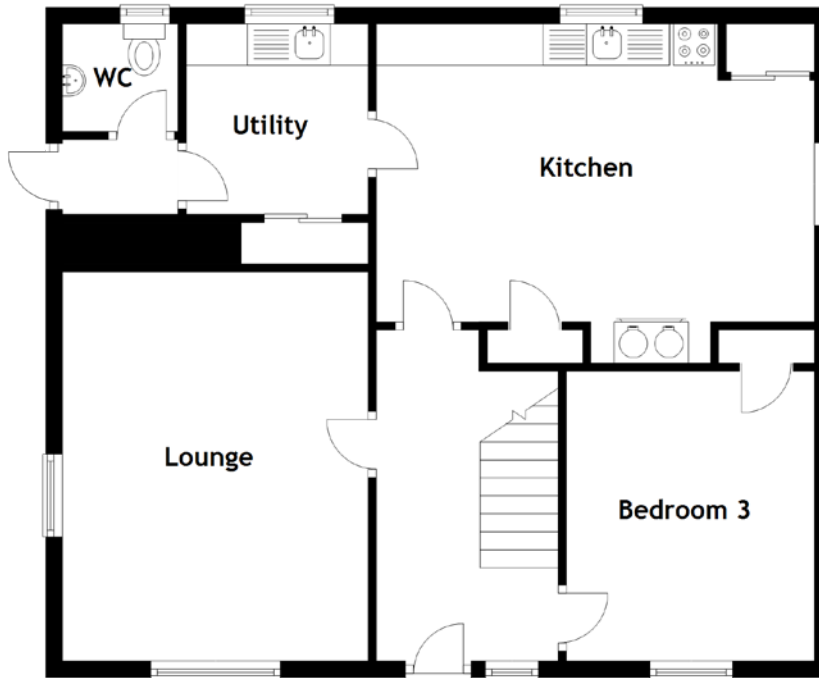
THE HOUSE



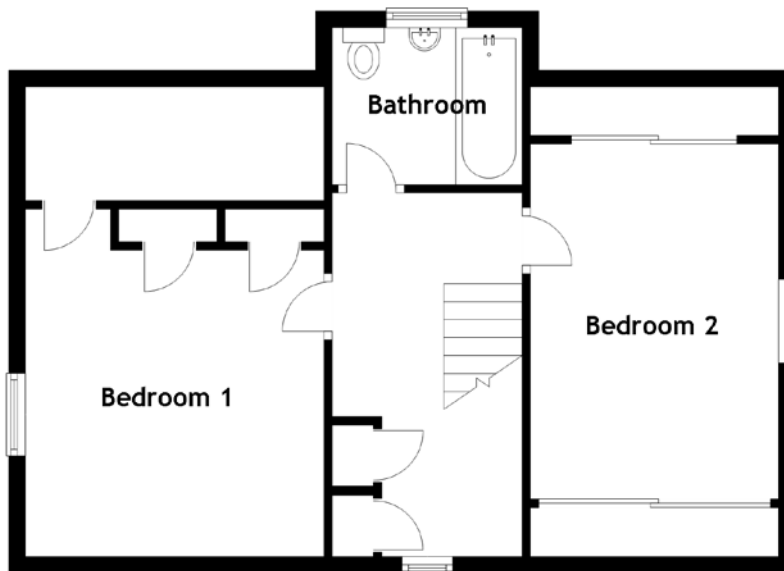


THE FLOOR PLAN

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	5.30m (17'5") x 4.10m (13'5")
Utility	2.30m (7'7") x 2.20m (7'3")
WC	1.50m (4'11") x 1.30m (4'3")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")

First Floor

Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m²): 110m²

EPC Rating: F

There are a total of four owned crofts associated with the property accumulating to 21.6 hectares (53.4 acres) of land with four “deemed crofts” (shares in the Common Grazings) as well as a 5th “deemed croft” representing a permanent apportionment of 10.1 hectares (25 acre hill park).

THE CROFTS



The 6.88 hectares of land (17.0 acres) situated at the front of the main house is good fertile land suitable for growing a variety of crops. There is also sufficient land available with the property to afford the opportunity to create areas of native woodland for carbon capture or carbon credits.

Woodland Creation Grants which are available can provide payments of up to £3,600 per hectare for initial planting and £624 per hectare annual maintenance payment for five years with the Native Broadleaves in Northern and Western Isles Scheme.

In addition to the main house there is a second roofed dwelling house but in a poor state of repair, as well as a number of other ruinous dwelling houses located throughout the property, occupying locations with excellent views of the valley and the open moorland. There are also traditional agricultural buildings which could benefit from funding from schemes such as the Croft Grant Scheme. A hard-standing suitable for a new agricultural building is also available.

The Crofting Agricultural Grants (Scotland) Scheme provides grants for the erection and improvement of agricultural buildings and the provision of fences, hedges, walls, gates and the improvement of amenities.

ADDITIONAL DWELLINGS





The land in Strathy East has direct access to 952 hectares of open moorland associated with the Strathy East, Strathy West and Baligill Common Grazings. The current owner has a further $\frac{1}{3}$ share in a limited duration tenancy (ending 5 September 2027) for the grazing rights to the Bowside Grazings representing a further 918 hectares of land extending down the Strathy Valley as far as the summit of Beinn Ruadh and Strathy Forest in the south.

The entire transaction would be made up of the following parts.

Lot 1. The decrofted house for 1/2 67 & 80 Strathy East with the house site and garden grounds extending to 0.31 Acres. This includes a small byre adjacent to the house and a stable/barn (with no roof). The main house is structurally sound and double glazed but requires updating. New carpets and a new kitchen would be required but the working Rayburn provides a focal point as well as the hot water for the house.

Lot 2. The four owned crofts and their associated “deemed crofts” with a 5th “deemed croft” representing an additional permanent apportionment of 25 acres (10.1 ha). Deemed crofts are the shares in the Common Grazings associated with an owned croft that remain held in tenancy. There is a nominal yearly rent of £175.00 (already paid and due on 6th September each year).

The owned crofts extend to a total area of 21.6 hectares (53.4 Acres). The acreages of the individual fields are indicated on the map provided.



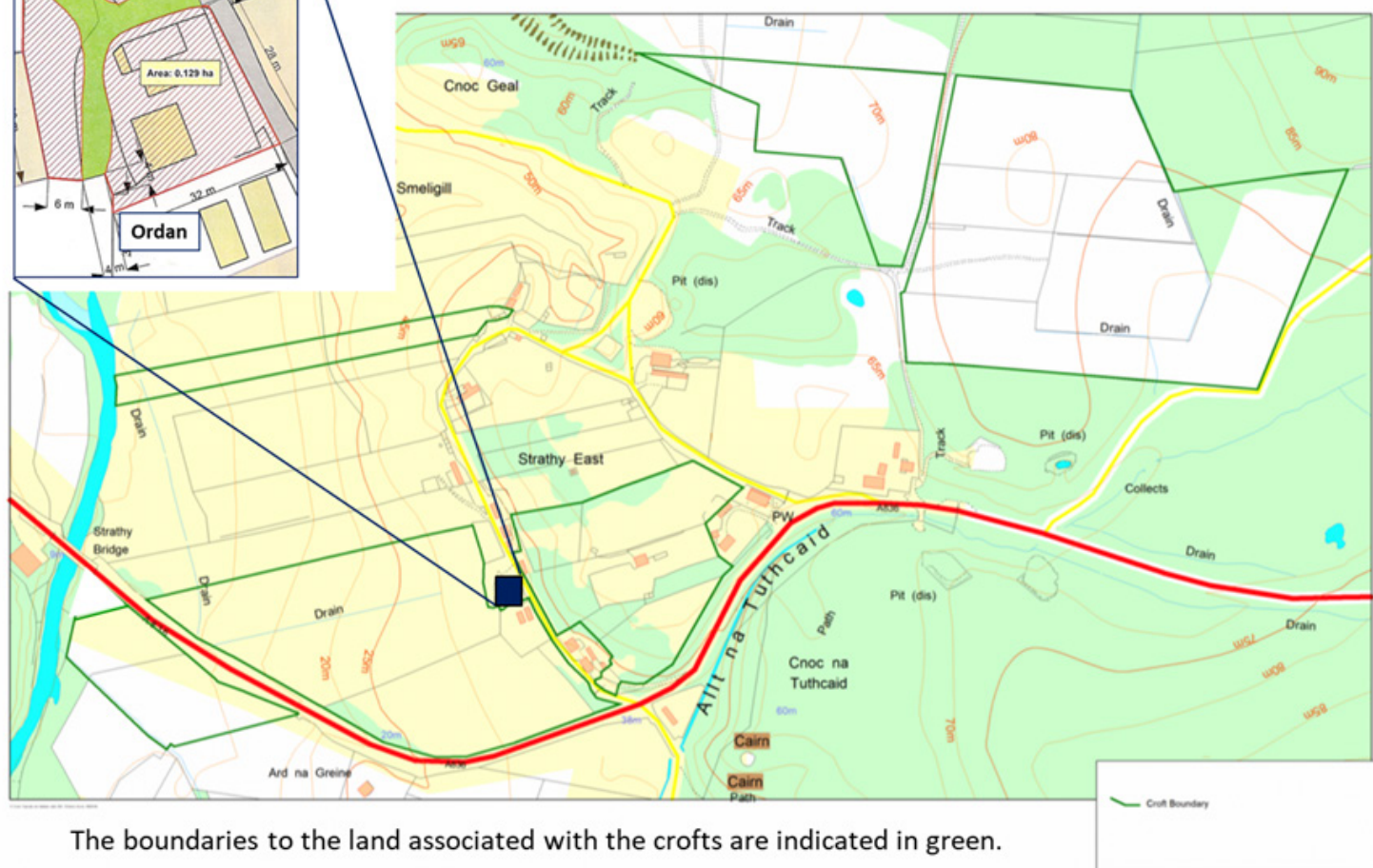
Counter	Field Identifier	Area (Ha)
1	NC/83663/65111	0.47
2	NC/83730/65050	0.94
*3	NC/83737/62709	10.1
4	NC/83841/65387	0.65
5	NC/83898/65141	3.53
6	NC/84014/65056	1.94
7	NC/84154/65231	1.17

Counter	Field Identifier	Area (Ha)
8	NC/84168/65143	1.70
9	NC/84388/65601	2.28
10	NC/84521/65436	2.28
11	NC/84555/65611	1.71
12	NC/84569/65532	1.40
13	NC/84632/65455	1.48
14	NC/84759/65465	2.10

*3 is the permanent apportionment which can be viewed on the Crofting Register for Croft No. C360 as Area 2 (tinted blue).



Location of house at Ordan, 1/2 67/80 Strathy East.



The boundaries to the land associated with the crofts are indicated in green.

The 4 individual crofts can be viewed on the Crofting Register using the Crofting Register Numbers given in the table below:

Croft	Crofting Commission No.	Crofting Register No.	Deemed Croft Registration No.
51/74/89/123	S1306	C357	S2733
52/79/87	S1307	C358	S2720
1/2 67/73	S1314	C359	S3014
1/2 67/80	S1315	C360	S3015 & S1315

The second dwelling house associated with 1/2 67 & 73 is next door to the main house. It had an electrical connection but is in need of extensive repairs. There is a byre/barn located directly behind the house. A further byre/barn is positioned on the roadside above the entry road to the main property.

One ruinous dwelling house associated with 51/74/89 & 123 is in a particularly good location with views overlooking the valley as well as being close to water and electricity. A number of these ruinous dwelling houses are located in positions that afford excellent views of the valley and moorland.

In addition, the occupier should be entitled to an annual compensation payment associated with power lines for the SSE Renewables Strathy North Wind farm running through the common grazings. This could represent a significant amount of money but any prospective buyers would need to rely on their own enquiries relating to this.



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 potential uses or size, such information is given in good faith. Prospective buyers should however make their own enquiries into such matters prior to the final purchase

Any maps or plans provided are based on the Ordnance Survey and crofting commission 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 and their solicitor as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation.

THE LOCATION

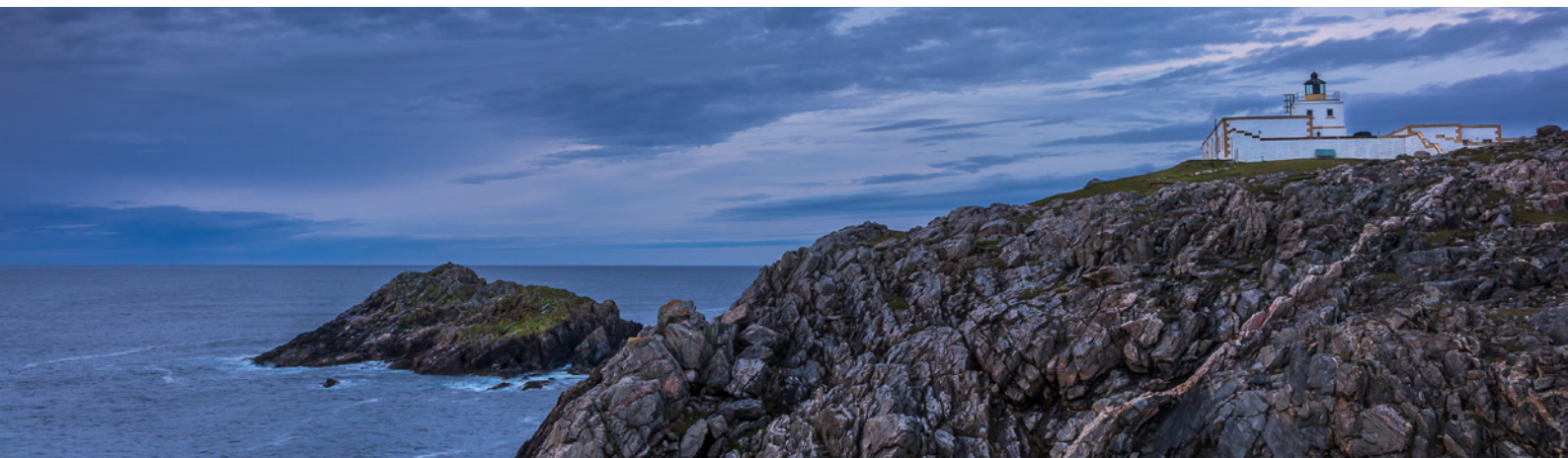
Strathy is a peaceful rural community situated in Sutherland on the North Coast of the Scottish mainland on the route of The North Coast 500.





The town of Thurso is less than 30 minutes drive along the A836 which is a good single carriageway road. A range of amenities are provided in the town including several supermarkets and the town is close to the Scrabster Ferry Terminal which provides a regular ferry service to Orkney. There is also a post office and shop available in the village of Portskerra 3 miles to the east.

The property is situated within walking distance of the beautiful award winning beach at Strathy Bay and the cliffs at Baligill Head with far reaching views across the Pentland Firth to the Orkney Islands. At Strathy Point the cliff tops around the lighthouse provide dramatic views along the whole of the Northern coastline and the mountains of Ben Loyal and Ben Hope to the west.



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