

Newfield Farm

Wick, Caithness

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Compact lifestyle farm with ample potential and versatile land and buildings, in a convenient location just outside the growing town of Wick in Caithness.





Newfield Farm

Newfield Farm, Wick, Highland, KW1 5ST

Offers Over
£285,000

Property Highlights

Excellent lifestyle farm and equestrian opportunity just a stones' throw away from Wick, Caithness.

Traditional south-facing farmhouse offering a blank canvas to create your own tasteful, bespoke on-farm residence.

Superb equestrian opportunity boasting stabling with 14 boxes, ample storage, generous 60m x 20m exercising arena and parking for any livery setup.

Grade 3(2) IACS-registered land extending to 23.87 hectares (58.98 acres) or thereby in total.

Location & Situation

For those looking to operate a small farm or equine facility in a rural and accessible Caithness setting, with a home to turn into your own and within easy reach of everyday services, Newfield Farm could be the perfect opportunity.

Newfield Farm is situated just two miles to the west of the seaside town of Wick, situated on the spectacular east coast and formerly the County town of the historic county of Caithness. Wick, formerly one of Europe's largest fishing ports, is a hive of activity in the County and boasts a range of services, including shops, schools, hospitality venues and more. The town also plays host once every two years to the well-renowned Caithness Show, a fantastic community event showcasing the best that Caithness agriculture has to offer.

Caithness is a remote and captivating region renowned for its expansive landscapes, dramatic coastline and remarkable sense of space. The County combines fertile farmland and open moorland with rugged cliffs, sandy beaches, lochs and wide, uninterrupted skies, creating an exceptional setting for those seeking a rural lifestyle away from the pressures of modern life. Steeped in history, the County is home to ancient archaeological sites, castles and traditional Highland communities,

while its proximity to the North Sea gives the landscape a distinctive character.

Agriculture plays a key role in the local Caithness economy and boasts many services, businesses and contractors. There is a local livestock auction mart at Quoybrae (Caithness Livestock Centre) which holds regular shows and sales throughout the calendar year. Local and national livestock haulage is easily supplied in the area. Equestrian interests are also well served, with numerous small-scale facilities situated throughout the County.

As well as several local bus services, rail connections are available in Wick and Thurso for onward travel to Inverness, the Capital of the Highlands, and beyond. Ferry connections to Orkney are available at Scrabster and Gills Bay, with frequent flight connections to Aberdeen and Glasgow also available from Wick John O'Groats Airport.

Close Locations

Wick 1.5 miles - Thurso 17.5 miles - Dingwall 93 miles - Inverness 104 miles



Newfield Farm - Land and Buildings

About 59 acres of land with a useful range of outbuildings including extensive stabling and storage

Land

The IACS registered land at Newfield Farm is situated to the north of the farmhouse and buildings, being split into 10 field parcels and extending to 23.87 hectares (58.98 acres) or thereby. The land slopes gently towards the railway line and the Wick River, and ranges from approximately 3 metres to 11 metres above sea level. The land is classified as Grade 3(2) by the James Hutton Institute.

The productive land to the south of the railway line has been used to grow Spring Barley and Spring Oats in the past as well as being in grass and cut for hay or silage to support the farm. The land to the north of the railway line has been retained as permanent pasture and rough grazings, making it well-suited for grazing livestock or as interesting hacking routes for those with equine interests.

Newfield Farm was formerly run as an equestrian livery centre alongside the modest farming operation. The farm is registered with SGRPID, with a farm code of 73/283/0208. In addition, a generous 60 metre x 20 metre enclosed sand exercise arena is situated a short distance to the north-east of the farm buildings.

Environmental Land Designations

Field 9 is part of the 'Lower Wick River' Site of Special Scientific Interest (SSSI), designated for its wetland habitats, including rare plants.

Basic Payment Scheme (BPS)

BPS Entitlements are available by separate negotiation. It is understood that there are Region 1 entitlements available. Payments relating to the 2026 scheme year to be retained by the vendors. Less Favoured Area.

Buildings

Situated to the east of the farmhouse, Newfield Farm is served by a range of traditional and modern buildings, providing useful storage space for agricultural and equine purposes. All buildings are serviced by mains water and single/three-phase electricity. With a total Gross External Area of 805 square metres. They comprise: steel portal frame workshop / cattle court (18m x 9m); steel portal frame dutch barn (18m x 9m); traditional and block-built stables / byre (16m x 8m), (7.5m x 4m) and (30m x 4m), block-built tack/ store room (12m x 4m) and timber stables (30m x 4m).

The range of buildings, whilst in need of some repairs, would enable the establishment of a fantastic equine livery centre once again, or as a well-equipped hobby farm. Stabling provide boxes for 14 horses with ample room for expansion. There also is scope to convert the cattle court into further stabling or as a covered farrier bay / wash-down bay.



Farm Plan & Location

what3words location: //circles.dumplings.surfacing

Plans not to scale. This plan is for illustrative and guidance purposes only and is not, or does not constitute, a title plan. and its accuracy is not guaranteed

Field	Field Identifier	Ha	Acres	Land Type
1	ND/33890/51605	1.65	4.08	Ploughable Pasture
2	ND/33924/51521	0.23	0.57	Ploughable Pasture
3	ND/33941/51770	2.34	5.78	Ploughable Pasture
4	ND/33962/51582	0.23	0.57	Ploughable Pasture
5	ND/34043/51718	2.16	5.34	Arable
6	ND/34082/51562	5.17	12.78	Arable
7	ND/34092/52012	2.94	7.26	Permanent Grass
8	ND/34159/51917	3.14	7.76	Permanent Grass
9	ND/34245/52078	3.22	7.96	Rough Grazing
10	ND/34269/51828	2.79	6.89	Permanent Grass
TOTAL		23.87 Ha	58.98 Ac	





Newfield Farmhouse

Traditional Caithness farmhouse ready to be transformed - approx. floor area 104 sq.m

Newfield Farmhouse is a typical traditional Caithness one-and-a-half-storey farmhouse of stone construction with a tiled roof. With a modest flat-roofed extension to the rear of the property, the accommodation formerly comprised three bedrooms, living room and dining kitchen with a family bathroom and front entrance porch. There is also a lean-to on the eastern end of the house, comprising a compact cloakroom.

This bright, south-facing property has already been stripped out internally revealing timber frames and rafters within the stone envelope, allowing one to appreciate the space the property offers. With careful and sympathetic design, this could make for a substantial and charming family home.

Subject to obtaining the necessary and relevant Local Authority Consents, Newfield Farmhouse could be easily extended to increase its floor area and accommodation and make the most of it's idyllic south-facing aspect.

Externally, the property features generous garden lawn space to the front of the dwellinghouse, as well as a modest, enclosed walled garden with beautiful decorative cast iron railings.

Also included are two useful storage units/cabins which have been fitted with power and water connections.

EPC: Band G (03) - Potential Band C (71)
Windows & Doors: Timber/uPVC double glazed
Council Tax: Band B
Water: Mains
Drainage: Private to septic tank

Viewings

Strictly by appointment only. Contact Aberdeen & Northern Estates on 01467 623800 or our Caithness Agent, Andrew Beedie, on 07506 892176.

Directions

From Wick (Thurso Rd / Cliff Rd Junction), head west on A882 for approximately 1.75 miles until you see our For Sale board on your right-hand-side.

Endless Opportunities

Newfield Farm is a truly diverse and unique property situated in an idyllic location for amenities and would suit a variety of buyers looking to create their dream equestrian property, small farm enterprise or develop a much-sought-after equine livery.

Please note that a Home Report has not been prepared for the farmhouse. The EPC rating is G in its current configuration, with a potential rating of C. Planning Permission and Building Warrant will be required in order to carry out all remedial works and/or extensions to the house. Aberdeen & Northern Estates and the Vendors have not explored this



Property Details & Important Notices

Services: Single phase / three-phase electric, mains water, drainage to septic tank

Local Authority: Highland Council

EPC: Band G (03) - Potential Band C (71)

Entry: By arrangement

BPS Entitlements: Available by separate negotiation.

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

Note:

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance:

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

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.

Title:

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



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Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. 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 planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price:

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest.

Disputes:

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

Plans, Areas and Schedules:

These are based on the Ordnance Survey 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 as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting:

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property.

Apportionments:

All outgoing shall be apportioned between the sellers and the buyer(s) as at the date of entry.

Obligations of Purchasers etc.:

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

Mis-representation:

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.



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

Andrew Beedie MRICS
01467 623800



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.

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