



Berry Croft
Harpsdale, Halkirk KW12 6UL
bellingram.co.uk







Berry Croft



Well-presented three-bedroom bungalow together with croft land extending to 17.45 acres (7.06 hectares)

Also for sale is the successful Caithness Summer Fruits business, which is run from the croft, presenting the purchaser a unique lifestyle opportunity.

Numerous outbuildings, including a separate area which is used to pack and sell the produce, and multiple polytunnels with irrigation system.

A selection of grazing fields.



Directions

From Inverness take the A9 and continue for 105 miles until you reach the left hand turn for Halkirk. Take this turning and follow the road to the end and then turn left. Continue along this road for a short distance and Berry Croft is on the right-hand side.

What3Words///months.flopped.cubes

Situation

Berry Croft is set in the district of Harspdale, in a peaceful position in the parish of Halkirk in Caithness. The property offers a well-presented home together with a commercial kitchen for the production of homemade preserves. Situated on the edge of the Flow Country famed for its wildlife.

The property is only one mile from Halkirk which has local shopping facilities, sub-Post Office, hairdressers, garage, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. Thurso, 6 miles, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport which offers scheduled flights to Aberdeen. Inverness is approximately two hours' drive. Georgemas Junction train station is approximately 3.7 miles.

The property's location offers excellent expansion possibilities to make the most of trade from the busy NC500 which is only 4.6 miles away.

Berry Croft – The Bungalow

Berry Croft is a well-laid out, detached 3 bedroom bungalow. The property is fully double gazed and has calor gas central heating and multifuel stove. Berry Croft also has 2 sets of solar panels which provides electricity and hot water to the property. The electricity solar panels also provides a feed-in tariff through the Clean Energy Cashback until 2036.

The property is accessed from a veranda by a secure UPVC door. The door leads to a utility room which has a sink unit and plumbing for a washing machine. There is also an adjacent WC.

A door opens to a large office/dining room which has two built-in storage cupboard and a built-in office space plus a window to the front overlooking the courtyard.

A door opens to the kitchen which has a range of stainless-steel catering tables and further floor, wall units and an adjacent pantry offering plenty of storage. There is a six ring commercial oven with gas hob. Dual aspect windows to the front and side overlook the courtyard and the gardens.

From the office/dining room French doors open to the spacious sitting room which has windows to the side overlooking the garden and to the front overlooking the courtyard. It has a central feature of a multi fuel stove (which also feeds into the heating system) on a Caithness stone hearth with wooden surround and mantle. From the office/dining room, a sliding door leads to the inner hall which gives access to the bedrooms and bathroom. Bedroom one sits to the right of the hall. The spacious high ceiling double bedroom has dual aspect windows enjoying the lovely views over the gardens to the countryside beyond.

The bathroom sits to the rear of the property. This is a modern room with WC, wash hand basin over a stylish vanity unit and a shower cubicle with wet wall panelling around and mains power shower over.

Bedroom two sits to the rear of the property. This is a large single room which again enjoys views over the surrounding croft land.

Bedroom three sits to the end of the hall. This is another double room with a window to the rear overlooking the surrounding croft land and enjoying rural views

External

The side and rear garden are laid to lawn and there is also a side garden with planted beds. The garden is bounded by fencing and bushes. There is a large courtyard and car parking area to the front.

Outbuildings

There is a large agricultural shed which has a packing room, processing room, storeroom and an industrial freezer room. There is also a covered barn to the rear. There are nine large polytunnels (1500sq meters), six multi span tunnels (2100 sq meters covered only in the summer months) and planting beds for establishing new plants.

Croft

The Croft Register Number is C0271. The polytunnels and irrigation system form part of the croft land and are positioned on a concrete base. There are two permanent pasture grazing fields one being 1.38 Ha (3.41 acres) and the second being 0.92 Ha (2.27 acres). There are two further land parcels of rough grazing of 2.06 Ha (5.09 acres) and 1.54 Ha (3.8 acres) respectively.

The LPIDs are as follows:

LPID	Area (Hectares)	Area (Acres)
ND/13282/57177	1.38	3.41
ND/13251/57083	0.92	2.27
ND/13044/57087	2.06	5.09
ND/13157/57113	1.54	3.8

It is understood that the land is BPS eligible but no entitlements are included in the sale.

Caithness Summer Fruits

Founded by the current owners in 1992, Caithness Summer Fruits is a well-established business which offer a wonderful selection of berries, preserves, and other products.

The vendors grows a variety of berries at Berry Croft, the home of Caithness Summer Fruits. The berries grown on the croft are either sold as fresh berries or are used in preserves. Through established and trusted relationships, additional berries are sourced from other local growers in the Scottish Highlands to be used in the preserves. They also buy in produce from the same local growers for all the traditional chutneys, and source citrus fruits from local suppliers.

The current owners have also developed relationships with local distilleries to help develop alcoholic infused preserves using locally distilled gins and whisky.

Caithness Summer Fruits is synonymous with quality and superb flavour, and is a favourite of local shops, cafes, restaurants, shows, and Highland Games across the North Highlands of Scotland.

The sale will include the trading name, along with equipment and machinery required plus traditional family recipes to enable new owners to commence trading the business. An established E-commerce website is also included, allowing customers to purchase produce online. Additional machinery and equipment will be available by separate negotiation.

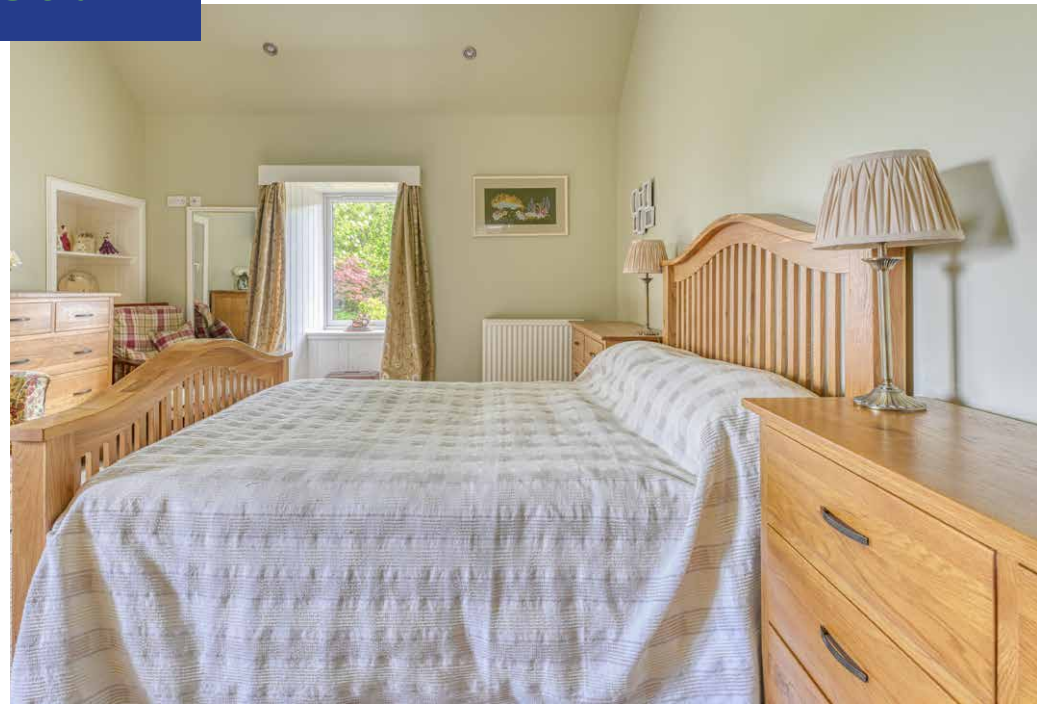
The sellers would be happy to provide a handover period for new owners, to enable them to continue successfully trading the business.

Services

Mains water and electricity
Drainage to septic tank
Council Tax Band B

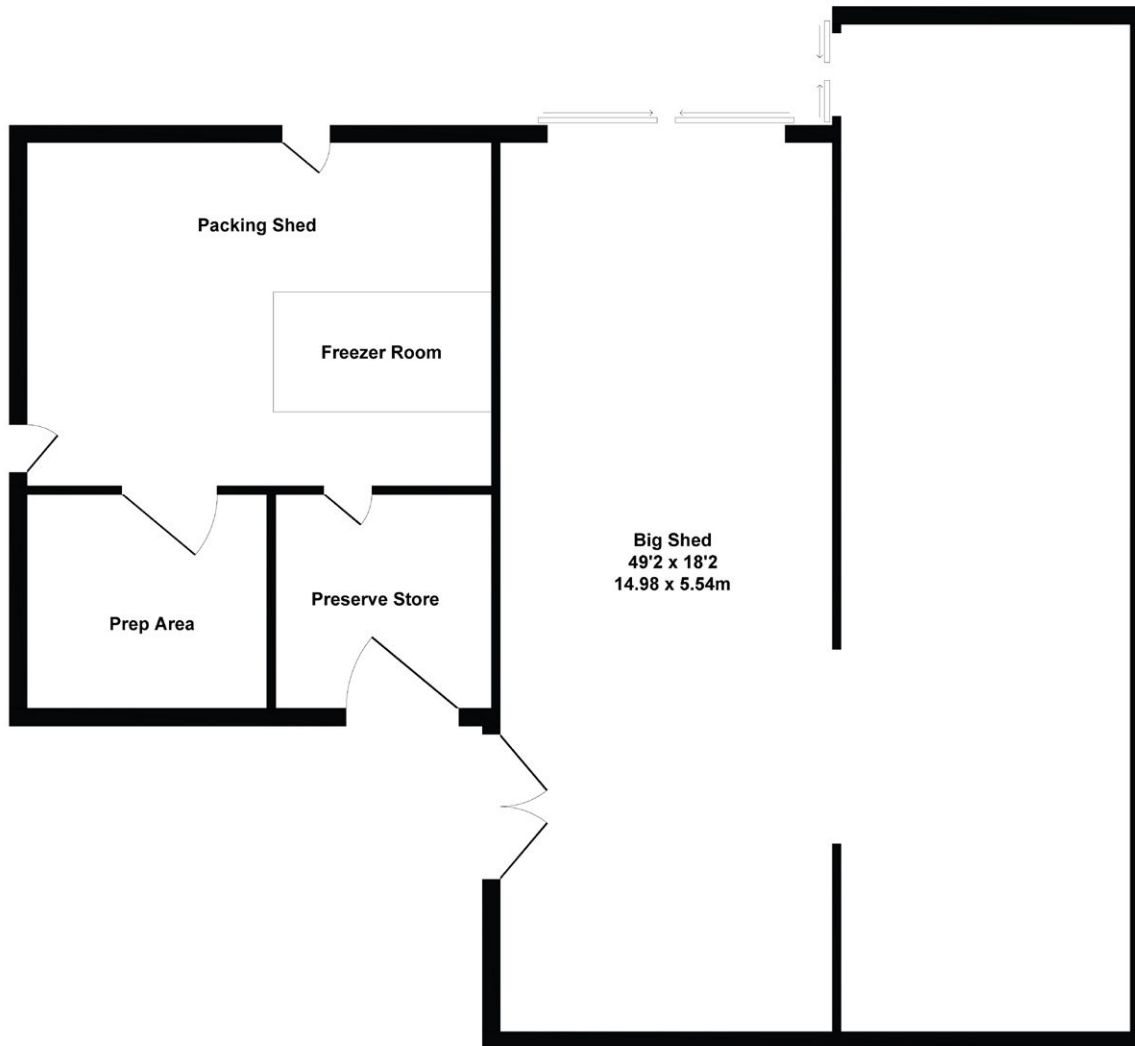


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Berry Croft, Harpsdale, Halkirk, KW12 6UL

Approximate Gross Internal Area
4004 sq ft - 372 sq m
(Including Outbuilding)





OUTBUILDING



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Legend

-  Sale Area
7.06 hectares
17.45 acres
or thereby
-  Decrofted
0.05 hectares
0.12 acres
or thereby

Yellow Moss

Drain

Drain

Drain

Drain

Drain

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**Berry Croft
Harpsdale
Halkirk
KW12 6UL**

Sale Plan

BI Ref. SB893

Rev 0

Drawn by MEW

Date 02/06/2025

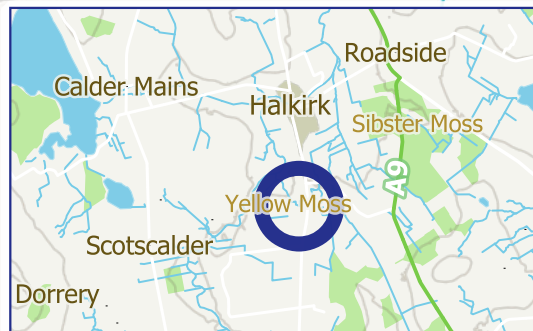
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OS Grid Ref ND 131 570

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