

An aerial photograph of a rural landscape. In the foreground, a large, vibrant green field is bordered by a path that curves along the edge of a rocky, brownish shore. To the right, a body of water is visible. In the middle ground, a small cluster of white houses is nestled among trees. A winding road leads from the houses towards the background. The background features rolling green hills and a large, dark, forested hill under a cloudy sky.

Kildonan Glebe

Helmsdale, KW8 6JS

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Property Description

Kildonan Glebe comprises an attractive block of land extending to approximately 5.63 hectares (13.92 acres), situated on the fringes of Helmsdale and enjoying an appealing coastal setting.

The land is predominantly classified as Grade 4.1 by the James Hutton Institute Land Capability for Agriculture classification, with a small area of Grade 6.2. This classification indicates land suitable for livestock grazing and the production of a limited range of crops, offering flexibility for agricultural, equestrian or amenity purposes.

The land is gently undulating in nature and benefits from good accessibility, making it suitable for a variety of rural and lifestyle uses, subject to any necessary consents. Along the coastal edge there is an area of rougher ground, adding character and biodiversity interest to the holding while providing a natural transition to the shoreline environment. The boundaries are largely defined by established trees, creating a sheltered and private setting whilst enhancing the landscape appeal of the property.

Its location on the edge of Helmsdale offers a balance between rural seclusion and convenience, with local amenities and transport links readily accessible.

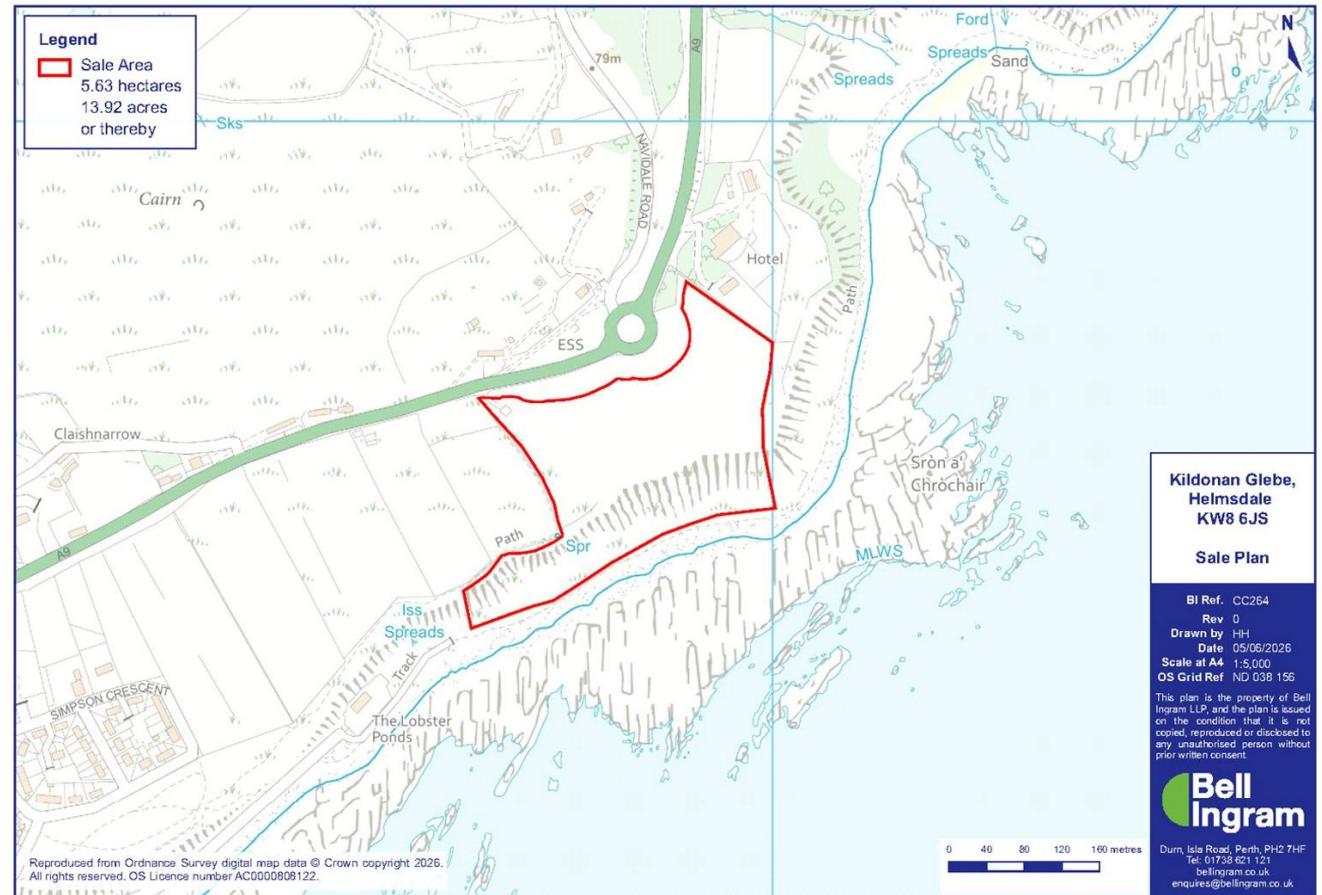
The combination of productive grazing land, attractive coastal surroundings and a desirable position close to the village makes Kildonan Glebe an appealing opportunity for those seeking agricultural land, equestrian grazing, conservation interests or a long-term landholding investment.

Plans

Approximate gross external area
14 acres

Location

Kildonan Glebe is situated just off the A9 towards the north edge of the village of Helmsdale. Helmsdale and nearby Brora offer good local amenities including shops, restaurants and health care facilities. Primary schooling is available in both Brora and Helmsdale whilst pupils travel to Golspie for secondary education. About 1.5 hours to the south of the property lies Inverness which offers a comprehensive range of shops and recreational facilities. Inverness also offers international air links as well as national train services.



Details

Local Authority

Highlands and Islands Council

Tenure

Freehold

Services & Additional Information

N/A

Enquire



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