



# MONAUGHTY

TOREDUFF AND DYKESIDE FARMS, FORRES, MORAY

**Galbraith**

Lot 1



# MONAUGHTY, TOREDUFF AND DYKESIDE FARMS, FORRES, MORAY

An outstanding diverse farm on the 'Laich o Moray'

Forres 7 miles ■ Elgin 7 miles ■ Inverness 32 miles

About 671 acres (271.5 hectares)

- 2 Traditional farmhouses
- An excellent range of farm buildings between three separate units
- Easy access to A96
- 502.1 acres (203.2 ha) arable
- 45.8 acres (18.54 ha) permanent pasture
- 46.3 acres (18.76 ha) rough grazing
- 61.5 acres (24.9ha) woodland

FOR SALE AS A WHOLE OR IN FOUR SEPARATE LOTS

**Lot 1 -Monaughty Farmhouse, Traditional Farm buildings and paddock.**

About 7.45ha (18.4 acres)

**Guide Price £525,000**

**Lot 2 - Land and Farm buildings at Monaughty, Toreduff and Dykeside**

About 202.12 Ha (499.44 acres)

**Guide Price £2,400,000**

**Lot 3 - Bare land at Toreduff.**

About 61.82ha (152.75 acres)

**Guide Price £1,000,000**

**Lot 4 - Dykeside Farmhouse and Garden**

**Guide Price £275,000**

As a whole

**Guide Price £4,200,000**

## Galbraith

Inverness  
01343 546362  
inverness@galbraithgroup.com

 OnTheMarket



Lot 1





### SITUATION

Located midway between Elgin and Forres, the farm sits in a tranquil setting about a mile from the A96 (Inverness to Aberdeen trunk road) and to the south of the small village of Alves on the 'Laich of Moray'. Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (32 miles) offers all the facilities of a modern city including its Airport (26 miles) which can be reached in around 30 minutes. There are highly regarded primary schools in the local area including those at Alves, Mosstowie, Forres and Elgin. State secondary schooling is available in Elgin and Forres which also has a Steiner School whilst the world famous Gordonstoun School is located at Duffus, about 9 miles away.

The County of Moray, is famous for its mild climate, beautiful and varied countryside with rich agricultural land, prosperous fishing villages and wide open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn Rivers, skiing at the Lecht in the Cairngorm range, sailing and walking. Located about 7 miles to the north-west is the "jewel" of the Moray coastline the historic village of Findhorn with its sheltered bay.

### DESCRIPTION

Monaughty, Toreduff and Dykeside Farms comprise three amalgamated farms which for many years have been farmed together as a single holding. Together, they comprise an outstanding and diverse farming unit with good quality, mainly arable farmland. In addition, there are two excellent traditional farmhouses and an excellent range of farm buildings divided between the three original farmsteads. In total, the farm extends to approximately 671 acres / 271.9 ha of good quality arable farmland and small pockets of mixed species woodland.

The farms represent some of the best arable land across lowland Moray and the 'laich' and are capable of producing high quality cereal and fodder crops with vegetables on rotation. Currently, the farm carries some 130 head of beef cattle with over wintering sheep. The fields are well-proportioned with a good provision of water and troughs. The farm has been well managed for generations and is in excellent heart.

Land Type	Acres	Hectares
Arable	502.1	203.2
Permanent Pasture	45.8	18.5
Rough Grazing	46.3	18.7
Woodland	61.5	24.9
Other	15.3	6.2
<b>Total</b>	<b>671</b>	<b>271.5</b>

### METHOD OF SALE

The farm is being offered to the market as a whole or in four separate lots as follows:

Lot 1

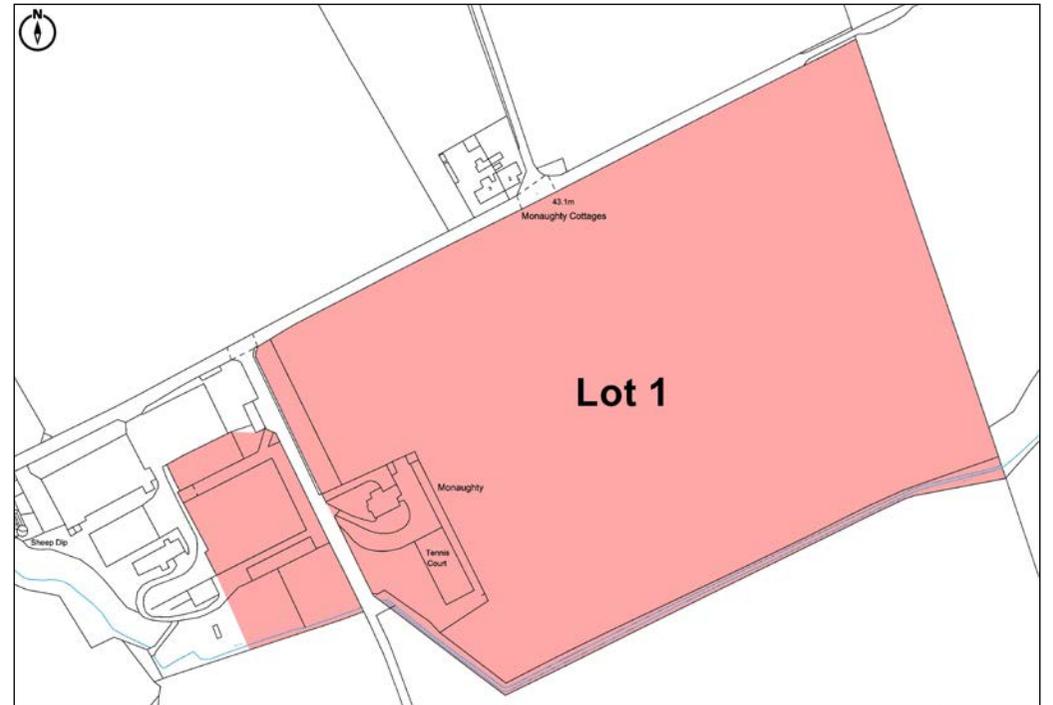


Lot 1



Lot 1





## LOT 1 - MONAUGHTY FARMHOUSE, TRADITIONAL FARM BUILDINGS AND PADDOCK. ABOUT 7.45Ha (18.4 Ac)

### Monaughty Farmhouse

Located at the heart of the farm and adjacent to the main farmstead, Monaughty Farmhouse is an attractive detached two storey traditional house constructed of stone under a pitched slate roof. It is an exceptional family home with considerable potential. Spacious and well-appointed accommodation is provided over two storeys and includes:

#### Ground Floor:

Kitchen. Dining room. Living Room. Sitting Room. Office. Boot Room. WC.

#### First Floor:

6 Bedrooms. Bathroom. Shower Room. Linen Cupboard.

The house is heated using oil central heating (including an AGA in the kitchen) and is connected to mains water and electricity. Whilst it would benefit from a degree of modernisation, it has many of the features one would hope to find in a house of this age and character including tall corniced ceilings and open fireplaces. Surrounding the house is a generously sized garden with various useful outbuildings, a former tennis court and a recently re-instated walled garden located adjacent to the farm steading nearby.

Property	Type	Occupancy	Tenure	Water	Electricity	Drainage	Heating	Council Tax Band	EPC Rating
Monaughty Farmhouse	Detached	Owner-Occupied	Freehold	Mains	Mains	Private	Oil	F	E (44)

Located adjacent are an extensive range of modern and traditional farm buildings, including:

### Farm Buildings

**Silage Pit and Store - About 14.6m x 36m** - Steel portal frame, concrete block and corrugated clad walls, fibre cement sheet roof and concrete/stone floor.

**Cattle Court - About 39m x 17m** - Stone and concrete block walls, metal truss and part box profile sheet and part fibre cement sheet roof, central feed pass and a concrete floor.

**Steading Complex - Unmeasured** - Traditional stone and concrete block walls, mix of roof types and concrete floors. Includes various byres, workshop, washing facilities and old grain store stores and cattle court.

**Traditional Shed - About 10.9m x 5.8m + 20.5m x 5.8m** - Traditional stone walls, timber truss and slate roof and concrete floor. Originally included stabling and currently used as garage, tractor shed and general storage.

### Land

Lot 1 also includes a superb field extending to about 6.4ha (15.8 acres) which in recent years has been arable cropped, however, it could be used as excellent quality grazing land for horses or other livestock.

In essence, Lot 1 which includes the house, garden, buildings and paddock is a fantastic smallholding or 'lifestyle' property that will appeal to residential, equestrian and small holder buyers.



FLOOR 1

Monaughty Farmhouse  
Forres  
IV36 2RA



FLOOR 2



Illustration for identification purposes, dimensions may vary. Not to scale

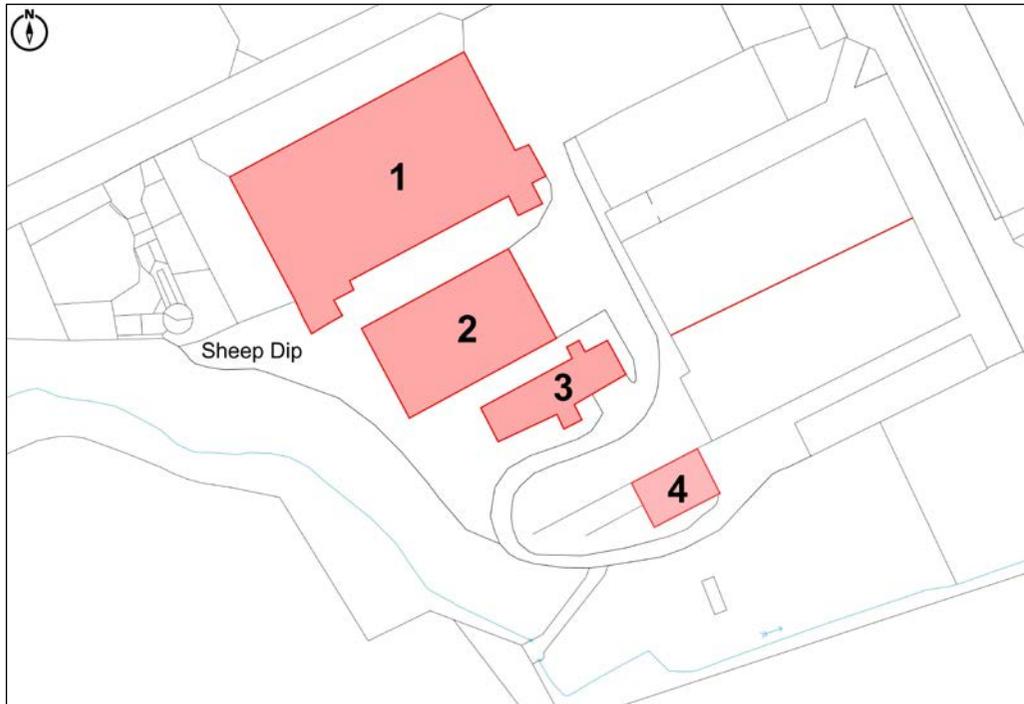
**LOT 2 - LAND AND FARM BUILDINGS AT MONAUGHTY, TOREDUFF AND DYKESIDE.  
ABOUT 202.1 Ha (499.3 Ac)**

**Monaughty Farm Buildings**

As the principal of the three separate units, the majority of the farm buildings are located at Monaughty where there is an excellent range of traditional and modern buildings. The buildings are served by mains water and 3-phase electricity and include:

1. **General Purpose Shed & Former Dairy - About 20.9m x 48m** - Steel portal frame on a concrete/hardcore floor with part concrete block walls and Yorkshire boarding, fibre cement cladding on gable end and a fibre cement sheet roof, 2 separate joined inside and outside holding pens/stabling. This building has been occupied in recent years through licence by a third party for straw and seed storage. The annual licence fee has been £1,500 per annum. Also includes former dairy premises.
2. **Secure Grain Store - About 30m x 17m** - Steel portal frame on a concrete floor with part concrete panel and box profile sheet cladding walls, roller door and a fibre cement sheet roof.
3. **Grain Dryer - About 28m x 7.5m** - Concrete block, steel and fibre cement sheet walls, fibre cement sheet roof and twelve drying bins.
4. **Combine / Tractor / Implement Shed - About 7.8m x 12.7m** - Concrete block and fibre cement sheet walls, metal truss and fibre cement sheet roof with transparent panels and a concrete floor.

In addition there is a sizeable area of useful hardstanding.



### Toreduff Farm Buildings

A further range of buildings and cattle handling facilities are located to the west at Toreduff. These are easily accessible directly off the public road and served by private water and mains electricity. These include:

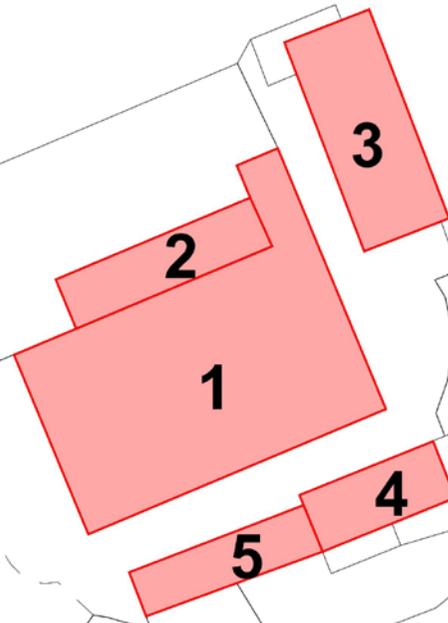
1. **Cattle Court** - About 26m x 38m - Divided between 4 cattle courts. Steel portal frame, concrete block walls, fibre cement sheet roof, two feed passes and a concrete floor.
2. **Pole Barn** - About 9.6m x 24.8m Timber pole barn, corrugated metal sheet roof and earth floor.
3. **Traditional Shed** - About 33m x 4.6m - Traditional stone walls, timber truss and slate roof and concrete floor.
4. **Silage Pit & Pole Barn** - About 22m x 12m & 22m x 15m. Adjacent open silage pit.

Adjacent are excellent cattle handling facilities.





Dykeside



Dykeside Cottages

### Dykeside Farm Buildings

- 1. Cattle Court - About 31.1m x 35.6m** - Steel portal frame, concrete block and stone walls with Yorkshire boarding, fibre cement sheet roof, central feed pass and a concrete floor.
- 2. Traditional Cart Shed - About 22.3m x 4.7m** - Traditional stone walls, timber truss and box profile sheet roof and a concrete floor.
- 3. Former Pig Shed - Unmeasured.** Concrete block walls, fibre cement sheet roof, concrete floor. This building has been occupied in recent years through licence by a third party for vehicle storage. The annual licence fee has been £780 per annum.
- 4. Storage Shed - Unmeasured.** Concrete block walls, fibre cement sheet roof, concrete floor. This building has been occupied in recent years through licence by a third party for vehicle storage. The annual licence fee has been £780 per annum.
- 5. Pole Barn - Unmeasured.** Timber pole barn, part corrugated metal sheet part box profile sheet roof, earth floor.

0m 10m 20m 30m

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### The Land

The land included within Lot 2 extends to approximately 196.46 ha (485.4 acres) excluding tracks, roads, buildings etc. It is predominantly of arable quality and is principally classified as Grade 3.1 by the James Hutton Institute with pockets of Grades 3.2 and 4.1 respectively. It has a gentle northerly / flat aspect and is divided between 24 separate enclosures and has easy road access onto a single carriageway public road. The farm has operated on a rotational mix of cereals and grass over the generations and is in good heart. Lot 2 also comprises 3 parcels of woodland extending to about some 24.9 ha / 61.5 acres which comprises mixed species woodland of varying ages and likely dating from the 1980s in part. The largest parcel measures some 23.4ha (57.9 acres). A breakdown of the land use within Lot 2 is shown on the table below:

Land Type	Hectares	Acres
Arable	134.26	331.75
Permanent Pasture	18.54	60.19
Rough Grazing	18.76	46.36
Woodland	24.9	61.52
Other	5.64	13.93
<b>Total</b>	<b>202.1</b>	<b>499.3</b>



Lot 2



Lot 2



### LOT 3 - BARE LAND TOREDUFF

The land at Toreduff extends to approximately 61.82 ha (152.75 acres) and comprises excellent quality arable farmland divided between 6 separate enclosures. Each field is of a good workable size and has direct road access. The land here has been arable cropped in recent years, primarily with winter and spring cereals and is categorised as grade 3.1 by the James Hutton Institute (Land Capability for Agriculture). The land can be classified as follows:

Land Type	Acres	Hectares
Arable	152.75	61.82
<b>Total</b>	<b>152.75</b>	<b>61.82</b>



Lot 4 (Dykeside Farmhouse)



#### LOT 4 - DYKESIDE FARMHOUSE

Located on the western edge of the holding and accessed over a private farm track lies the attractive Dykeside farmhouse. This is a one and a half storey traditional farmhouse constructed of white rendered stone walls under a pitched slate roof. Having been let in recent years, the house is currently vacant and has been refurbished over the past 12 months to offer purchasers a wonderful opportunity to create a magnificent family home. The accommodation comprises:

##### Ground Floor:

Kitchen. 3 Reception rooms. Bathroom.

##### First Floor:

3 Bedrooms. Shower Room.

The house is heated using oil central heating and is connected to a private water supply and mains electricity. It has a mix of single and double glazing.

There is a part enclosed garden surrounding the property which is mainly laid to lawn with various mature trees and shrubs. Useful outbuildings include a workshop/garage and small traditional stone outbuilding whilst the property has ample parking space for several vehicles.

Property	Type	Occupancy	Tenure	Water	Electricity	Drainage	Heating	Council Tax Band	EPC Rating
Dykeside Farmhouse	Detached	Vacant	Freehold	Mains	Mains	Private	Oil/Electric	E	G (14)



Lot 4



Lot 4



Lot 4



Lot 4



Lot 4



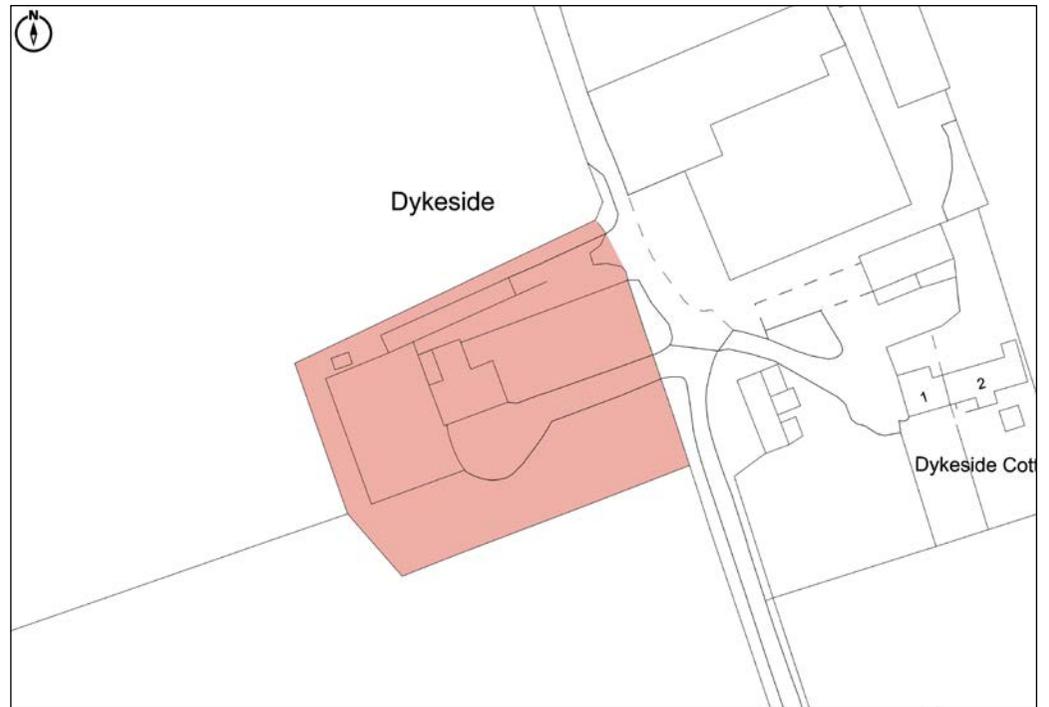
Lot 4



Lot 4



Lot 4



## IACS

All the farmland is registered for IACS purposes. The farm reference code is 590/0016.

## NITRATE VULNERABLE ZONE (NVZ)

The land at Monaughty, Toreduff and Dykeside is not included within a Nitrate Vulnerable Zone.

## NATURAL CAPITAL

Although primarily a commercial unit, for those with an interest, the farm provides a blank canvas to increase the biodiversity on the holding. Notably, the Monaughty Burn, which runs west to east through the centre of the holding could potentially be enhanced as a wildlife corridor through the creation of water features and ponds combined with hedgerow and tree planting there and elsewhere on the farm.

## BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation and if the farm sells in various lots will be divided pro rata. The current entitlements held are 239.08 Region 1.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2019 for the remainder of the scheme year.

## LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

## LOCAL AUTHORITY

Moray Council

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Alexander Fleming House, 8 Southfield Drive, Elgin, IV30 6GR

## MINERALS

The mineral rights are included.

## TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

## SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale. The current rateable value of the shooting rights is £750 per annum.

## FIXTURES AND FITTINGS

No items are included unless mentioned in the sales particulars.

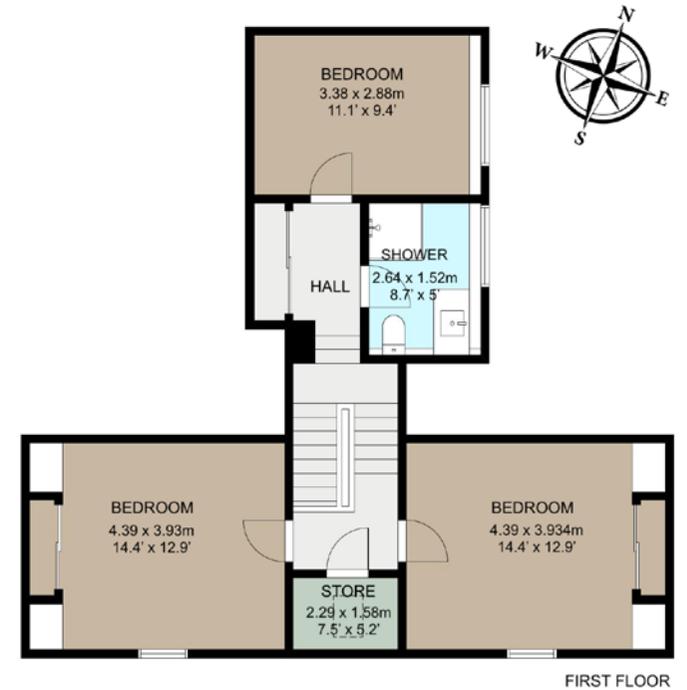
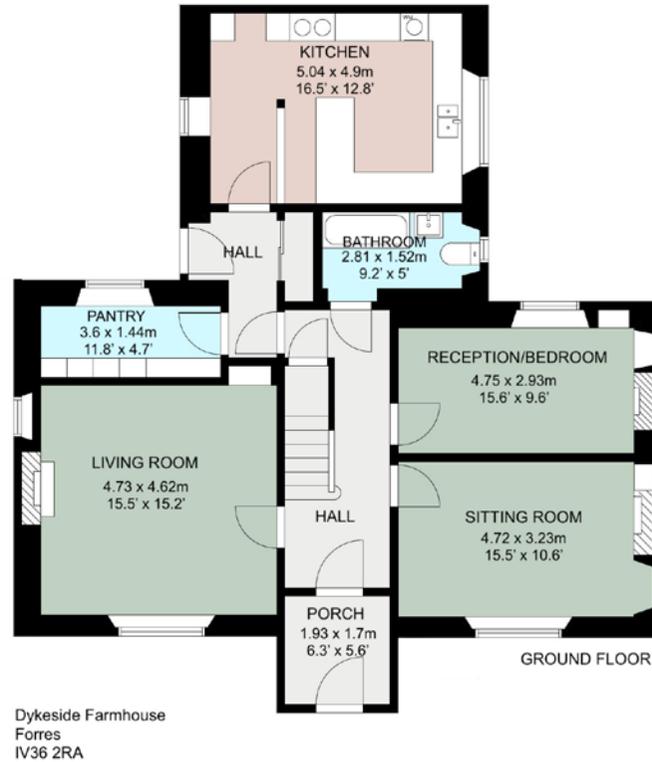


Illustration for identification purposes, dimensions may vary. Not to scale

## INGOING VALUATION

The purchaser(s) of Monaughty, Toreduff and Dykeside shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then

the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

## DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

## DIRECTIONS

Head east on the A96 from Forres for approximately 4 miles until you reach a right hand turning signposted Pluscarden and Brodieshill. Continue straight on for 0.3 miles and then turn left for 1.8 miles until there is a right hand turn signposted 'Monaughty'. This will lead directly into Monaughty Farm steading.

## POST CODES

IV36 2RA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: export.stance.nooks

### SOLICITORS

R&R Urquhart (Forres).

### TUPE - PERMANENT EMPLOYEE

There is one full time farm employee protected by 'Transfer of Undertakings (Protection of Employment) regulations 2006'.

### VIEWING

Strictly by appointment with the Selling Agents.

### POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request.

We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

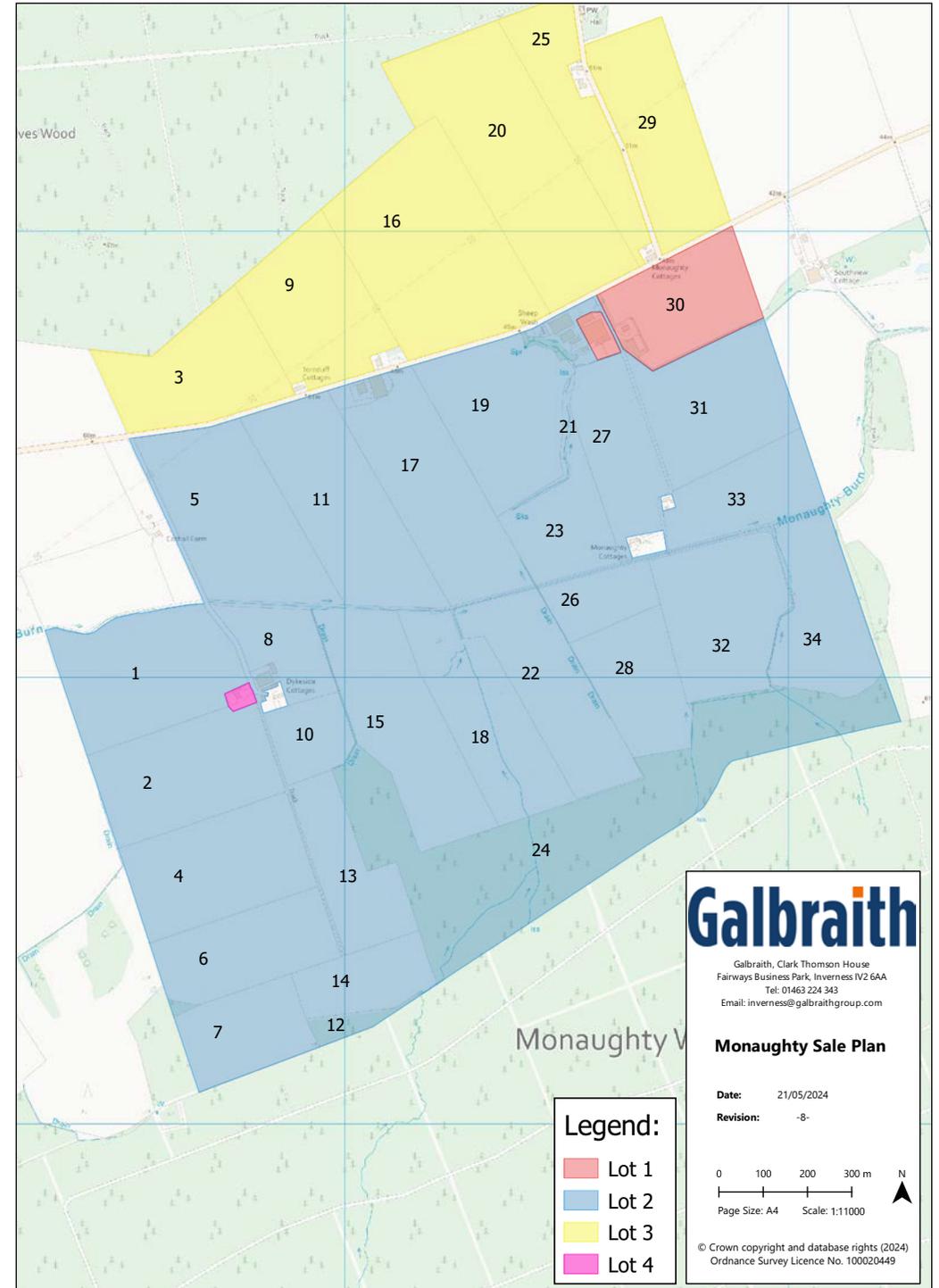
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland, any livestock present and water courses.

### THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

### AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Claire Acheson in our Galbraith Inverness office on 01463 224343. Email: [claire.acheson@galbraithgroup.com](mailto:claire.acheson@galbraithgroup.com)





**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming, if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in May 2023.