



SCOTSBURN FARM
LHANBRYDE, BY ELGIN, MORAY

Galbraith



SCOTSBURN FARM, LHANBRYDE, BY ELGIN, MORAY

A delightful mixed use farm in a quiet yet accessible location

Elgin 5 miles ■ Inverness 42 miles ■ Aberdeen 62 miles

About 65.7ha / 162.3 acres

Offers Over £1,100,000

- 3 reception rooms, 4 bedrooms
- Traditional farmhouse in need of renovation
- Detached 3 bed farm cottage
- Range of farm buildings
- 55.7ha / 137.8 acres arable / pastureland
- 4.7ha / 11.61 acres woodland
- Delightful rural setting close to a wide range of amenities

FOR SALE AS A WHOLE

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Scotsburn is a delightful farm located in a quiet yet readily accessible rural setting about 5 miles from the centre of Elgin. Elgin provides a comprehensive range of shops and amenities including various large supermarkets, a cinema, leisure centre and hospital whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Elgin has schooling to secondary level whilst Gordonstoun Independent School is about 10 miles away. Good day to day amenities are available in the village of Lhanbryde (about 1.5 miles) whilst the popular Speyside village of Fochabers is some 6 miles to the north and also offers a good range of day to day amenities as well as primary and secondary schooling. Inverness (about 42 miles) has all the facilities of a modern city including an airport which can be reached in just under an hour's drive offering regular flights to the south and summer flights to many European destinations. A greater variety of flight destinations is available from Aberdeen Airport (about 62 miles). Elgin railway station has regular services to Inverness and Aberdeen.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of 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 the Cairngorm National Park. The 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 and Cairngorm range, and walking. Located about 20 miles away is the 'jewel' of the Moray coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing, water sports and highly regarded inns.

DESCRIPTION

Scotsburn Farm is located in a peaceful yet readily accessible position to the south-east of Elgin in the county of Moray. Sitting within a private and sheltered rural setting, the farm includes an extended traditional farmhouse which is in need of renovation, a detached cottage (in need of modernisation), an extensive range of farm buildings and good quality arable and pasture land extending to some 65.7ha / 162.3 acres. Whilst located in a tranquil and very private setting, Scotsburn is within easy reach of a wide range of amenities and an excellent road network.

METHOD OF SALE

Scotsburn Farm is offered for sale as a whole.

Scotsburn Farmhouse

An attractive detached, extended farmhouse positioned at the heart of the farm. With the older, central core constructed of stone under a slate roof, further block built extensions with flat roofs have been added at later stages to create a substantial family home with extensive accommodation provided over a single storey. This includes:

Ground Floor:

Sun Room. Living Room. Dining Room. Kitchen / Breakfast Room. Utility. Gun Room. Store. Rear Hall. Bedroom. Bathroom.

First Floor:

Landing. Bathroom. 3 Bedrooms. Dressing Room.

The house has been unoccupied for the better part of 30 years and would benefit from a comprehensive renovation. It sits within a delightful mature garden with extensive areas of lawn surrounded by many mature specimen trees, an orchard and with a charming burn flowing nearby. In addition, there are a range of useful outbuildings nearby.



Scotsburn Cottage

A traditional detached cottage located between the farmhouse and the B9103. Built from harled stone and block under a slate roof and flat felt roof, the cottage has a lovely southerly outlook across the farm and provides spacious accommodation over one and a half storeys, including:

Ground Floor:

Porch. Living Room. Dining Room. Kitchen. Rear Hall. 2 Bedrooms. Shower Room.

First Floor:

Landing. 2 Bedrooms.

The cottage is heated using oil central heating and is double glazed and would benefit from modernisation. It is currently rented out to a local family on a Private Residential Tenancy. A formal notice has been served and the tenants are actively looking for alternative accommodation. There is a small garden with parking area surrounding the cottage.

Farm Buildings

Located opposite the farmhouse are an extensive range of traditional and more modern farm buildings many of which have power supplies. Of mixed construction, these include:

Barn. About 24m x 5.8m

Rendered stone under a slate roof, concrete floor.

Byre. About 4.8m x 23.7m

Rendered stone under a slate roof, concrete floor, part steel lined grain bin, open to cattle court:

Cattle Court. About 22.4m x 23.6m

Block and stone under a cement fibre roof, concrete floor, divided between 3 bays, 2 central feed passes.

Store. About 3.1m x 4.8m

Former Piggery. About 4.9m x 18m

Tin General Store 1. About 7.5m x 27.5m

Corrugated tin roof, concrete floor.

Tin General Store 2. About 7.5m x 27.5m

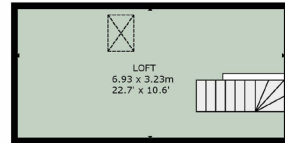
Corrugated tin roof, concrete floor.

The Land

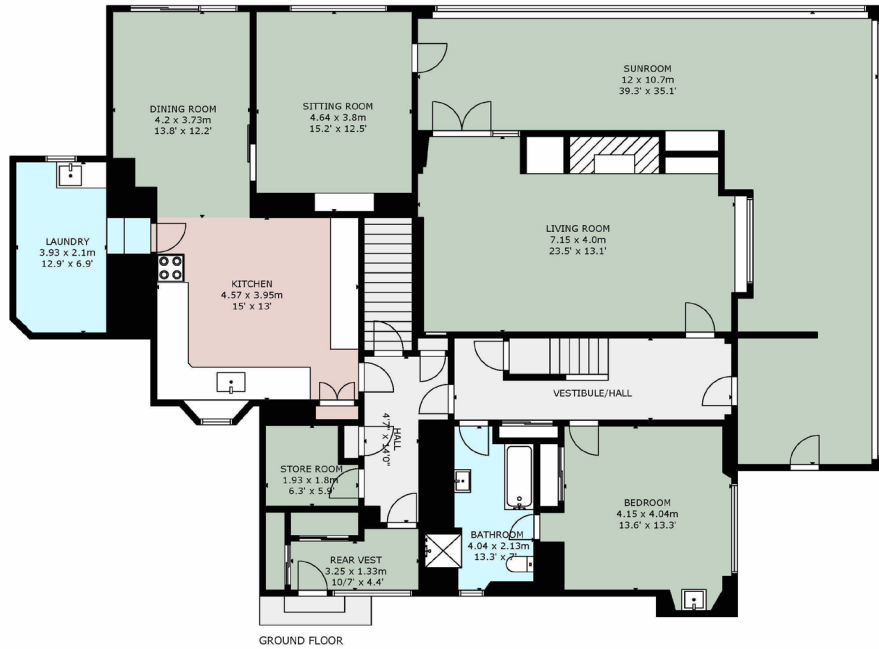
In total, the land at Scotsburn extends to about 65.7ha / 162.3 acres in total including roads, tracks and buildings. It is divided between 14 main fields with various parcels of mature woodland (some of which are recorded on the Ancient Woodland Inventory) and amenity ground. A particularly appealing element at Scotsburn are the various ponds and lochans that really add to the overall appeal and amenity of the farm. The farm has a gently rolling and predominantly south-easterly aspect with the land sloping down to the burn and ponds that sit at the heart of the farm. The fields are mixed in sizes and are accessed from a private track that traverses the property. The external fences appear stock proof and in general, the land is in good heart. The majority of the land has been classified by the John Hutton Institute - Land Capability for Agriculture as grade 3(2) with the land reducing slightly in quality to the east and which has been classified as grade 4(1). The farm is currently all down to grass albeit it is capable of arable cropping across the vast majority of the holding. In recent years, the ground has been let on a series of seasonal grazing licences and overwintering agreements.







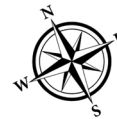
FIRST FLOOR



GROUND FLOOR

Scotsburn Farmhouse, Lhanbryde, Elgin, IV36 2QT

Illustration for identification purposes, actual dimensions may differ. Not to scale.



Scotsburn Farm Cottage

Illustration for identification purposes, actual dimensions may differ. Not to scale.

A breakdown of the current land use is shown on the table below:

Field No.	LPID	AREA Ha	Area Ac	Land Use
1	NJ/26823/60307	4.97	12.28	Arable / Pasture
2	NJ/26841/60043	1.83	4.52	Woodland
3	NJ/26943/60167	3.65	9.02	Arable / Pasture
4	NJ/27011/60027	4.54	11.22	Arable / Pasture
5	NJ/27082/60361	9.08	22.44	Arable / Pasture
6	NJ/27115/60027	0.65	1.61	Woodland
7	NJ/27149/59760	1.2	2.97	Woodland
8	NJ/27174/59815	2.29	5.66	Arable / Pasture
9	NJ/27198/59946	1.87	4.62	Arable / Pasture
10	NJ/27199/60136	2.4	5.93	Arable / Pasture
11	NJ/27236/60613	13.43	33.19	Arable / Pasture
12	NJ/27290/60249	0.35	0.86	Permanent Pasture
13	NJ/27304/59909	0.89	2.20	Arable / Pasture
14	NJ/27317/59790	0.79	1.95	Woodland
15	NJ/27348/60555	0.64	1.58	Scrub
16 (part	NJ/27353/60290	0.97	2.40	Scrub
17	NJ/27395/59965	2.18	5.39	Arable / Pasture
18	NJ/27399/59826	1.72	4.25	Arable / Pasture
19	NJ/27433/60155	0.23	0.57	Woodland
20	NJ/27441/60593	0.37	0.91	Scrub
21	NJ/27445/60115	3.72	9.19	Arable / Pasture
22	NJ/27543/59908	5.03	12.43	Arable / Pasture
Other		3.36	8.30	
		66.16	163.48	

	Ha	Ac
Arable / Pasture	55.77	137.81
Woodland	4.7	11.61
Permanent Pasture	0.35	0.86
Scrub	1.98	4.89
Other	3.36	8.30

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Scotsburn House	Mains	Private	Mains	n/a	Band F	Freehold	None
Scotsburn Cottage	Mains	Private	Mains	oil	Band D	Freehold	F22

IACS

All the farmland is registered for IACS purposes and the farm code is 593/0049.

NITRATE VULNERABLE ZONE (NVZ)

The land at Scotsburn Farm is included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements (64.99 Region 1 Entitlements) may be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

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) 2024 for the remainder of the scheme year.

LESS-FAVOURLED 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

Scottish Government, Agriculture and Rural Economy, Alexander Fleming House, 8 Southfield Drive, Elgin, IV30 6GR
SGRPID.elgin@gov.scot

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.

FIXTURES AND FITTINGS

All fixture and fittings within Scotsburn House, Cottage and farm buildings are included in the sale price. No other items are included unless mentioned in the sales particulars.

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

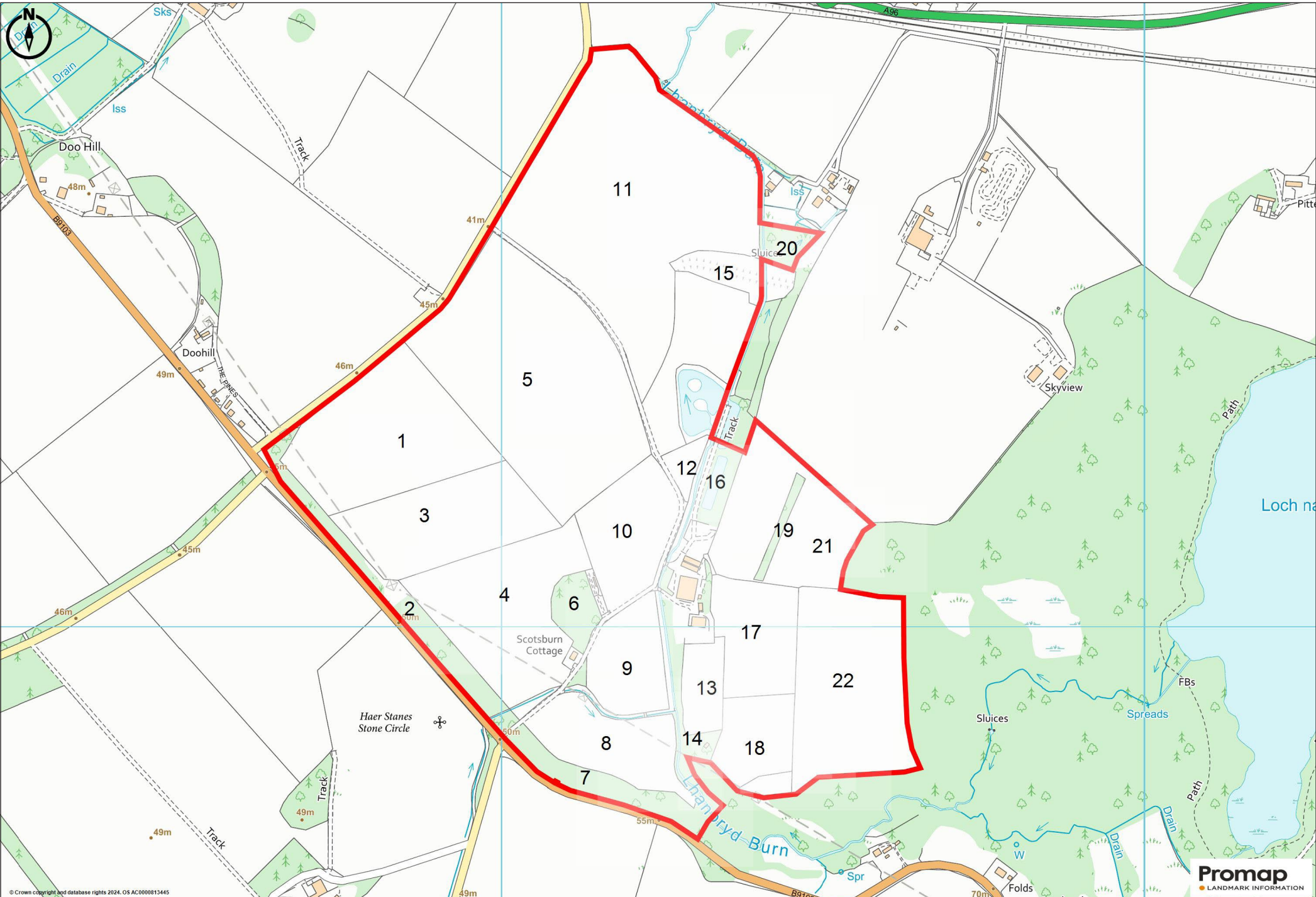
From Elgin, head east on the A96. Turn right onto the B9103 signposted to Cranloch / Rothes. Continue on the B9103 for about 1.4 miles before turning left onto a private tarmac farm road where Scotsburn is located dead ahead. (See site and location plans for details)

POST CODE

IV30 8QT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: skylights.standing.preparing



SOLICITORS

Grigor & Young (Elgin)

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, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

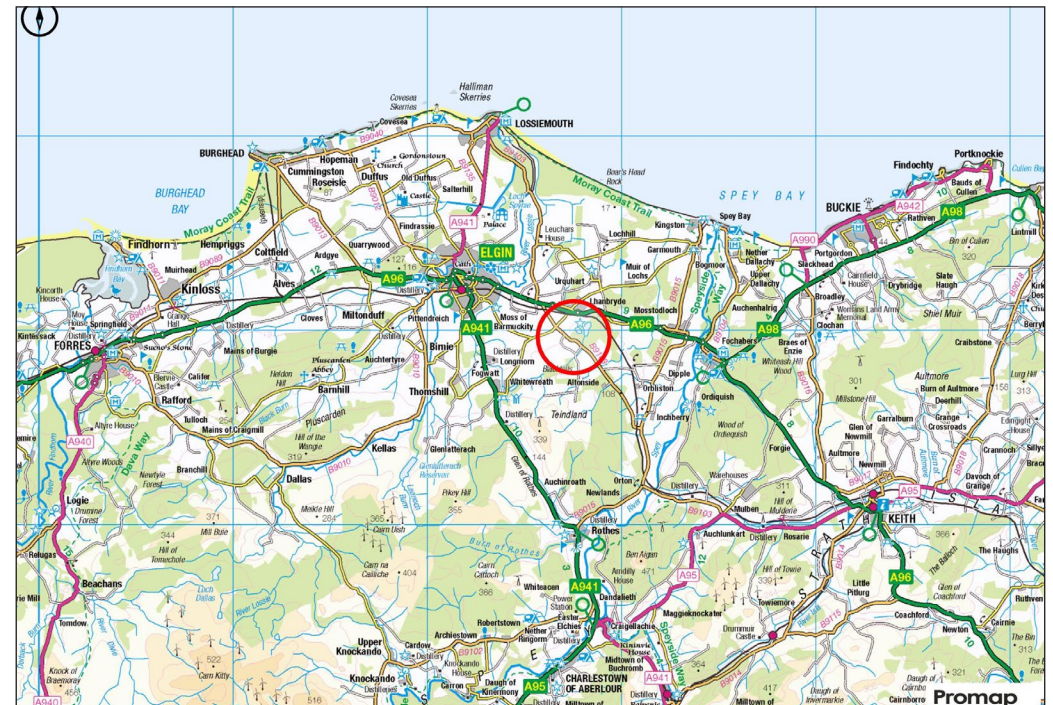
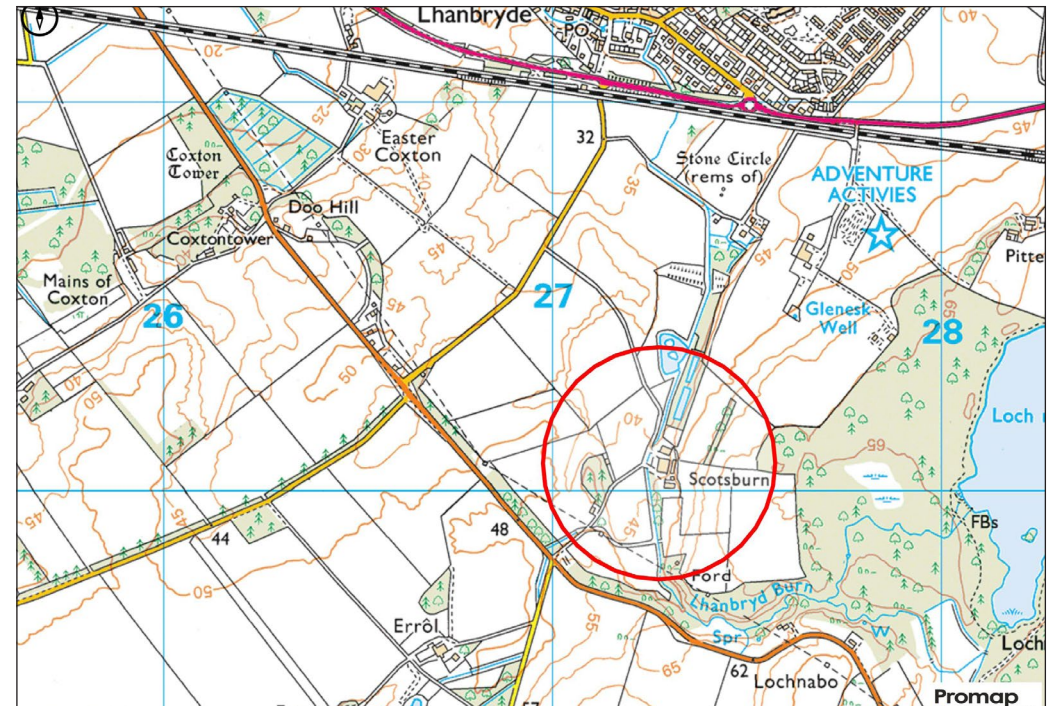
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 224 343 Email: 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024





Galbraith