

BLACKHILLOCK STEADING COTTAGE
RAFFORD, MORAY





Galbraith
FOR SALE

BLACKHILLOCK STEADING COTTAGE, RAFFORD, MORAY

A charming cottage in need of renovation set in a stunning, rural setting

Forres 5.5 miles ■ Elgin 12 miles ■ Inverness 31 miles

Offers Over £100,000

- 1 reception room. 2 bedrooms
- In need of renovation
- Delightful, rural setting
- Fine, easterly views
- Generous garden grounds

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Blackhillock Steading Cottage is a charming, traditional cottage set in a peaceful and attractive, rural setting located to the south of the popular village of Rafford in Moray. The county 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. Nearby is the coastal town of Nairn (about 15.5 miles) with its two championship links golf courses. Located about 20 minutes’ drive away is the ‘jewel’ of the Moray coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing and water sports and highly regarded inns. The Culbin Forest, a short drive away with its marked walks and cycle trails, offers excellent opportunities for a wide range of outdoor pursuits. In addition, Forestry Commission trails near to the property would appeal to dog owners and walkers.

Forres (about 5.5 miles) provides a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Schooling up to secondary level, including a Steiner School is available in Forres and also at Gordonstoun Independent School, about 17 miles away. Inverness (about 31miles) has all the facilities of a modern city including its airport (about 25 miles) which offers regular flights to many major English cities and summer flights to many European destinations.

DESCRIPTION

Located in a fine rural setting between Rafford and Dallas, Blackhillock Steading Cottage enjoys a wonderfully remote, yet broadly accessible position with fine easterly views. Sitting adjacent to the main traditional farm steading, the cottage is built from rendered stone under a slate roof (with a part corrugated tin section) and likely dates from the late 1800’s/early 1900’s. In need of complete renovation, it presents buyers with an excellent opportunity to create a delightful, rural home in one of Moray’s more sought after locations. The cottage currently provides accommodation over one and a half storeys including one reception rooms and two bedrooms. In addition, there are two attic rooms plus ancillary accommodation. Mains water and electricity are on site whilst foul drainage is to a private facility. Outside, there is a small, cleared area of garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	N/A	Band B	N/A	None	Yes

CONDITION OF SALE

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Inverness in the West and Elgin in the East take the A96 to Forres. In Forres, head south on the B9010 signposted towards Rafford and Dallas. After approximately three miles, pass through the small village of Rafford, turning right after a further half mile onto Branch Road where signed to Cluny farm / Blackhillock Kennels. Continue for 1 mile and at the forked junction, bear left onto a private unmetalled farm track. The cottage is located on the left hand side after about 0.6 miles. See site and location plans for details.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

From the public road (Branch Road), the property is accessed over a private estate track over which the property will be granted all necessary rights of access.

POST CODE

IV36 2SJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: snack.should.trees



SOLICITORS

Gillespie Macandrew (Edinburgh)

PLANNING

Blackhillock Steading Cottage was made the subject of a Demolition Order on 10th April 2018 as it failed the tolerable standard as laid down in the Housing (Scotland) Act 1987. The effect of this order is that the house can not be occupied until such time as it has been improved to meet the tolerable standard and the order revoked by this section. Moray Council will not look to enforce the demolition order at this time. The purchaser / new owner is advised to contact Moray Council once works are completed in order to have the Demolition Order revoked.

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

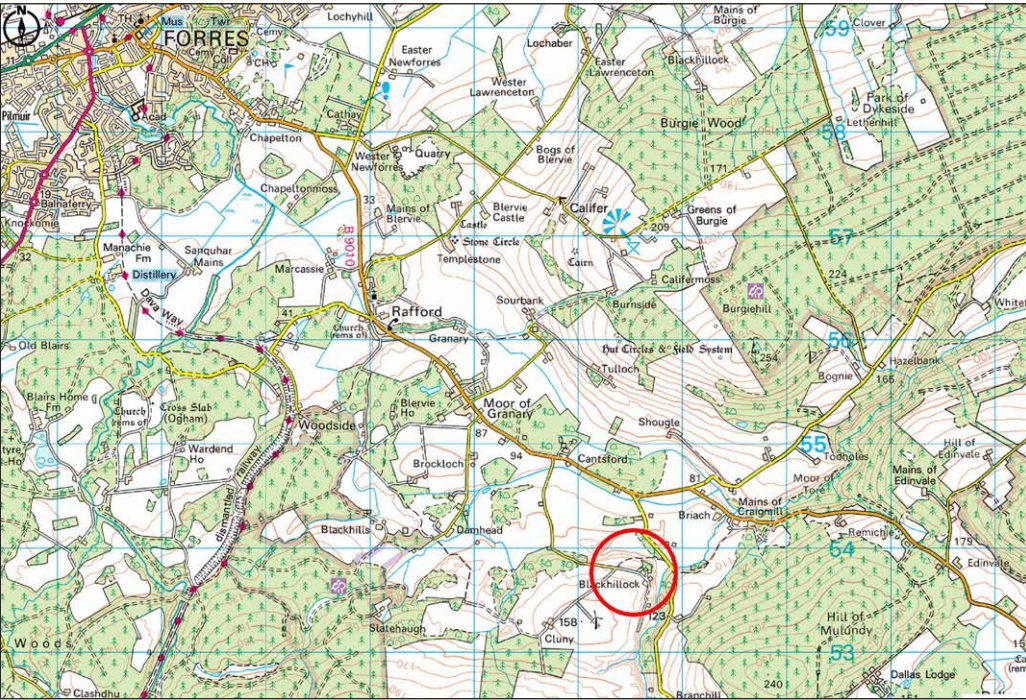
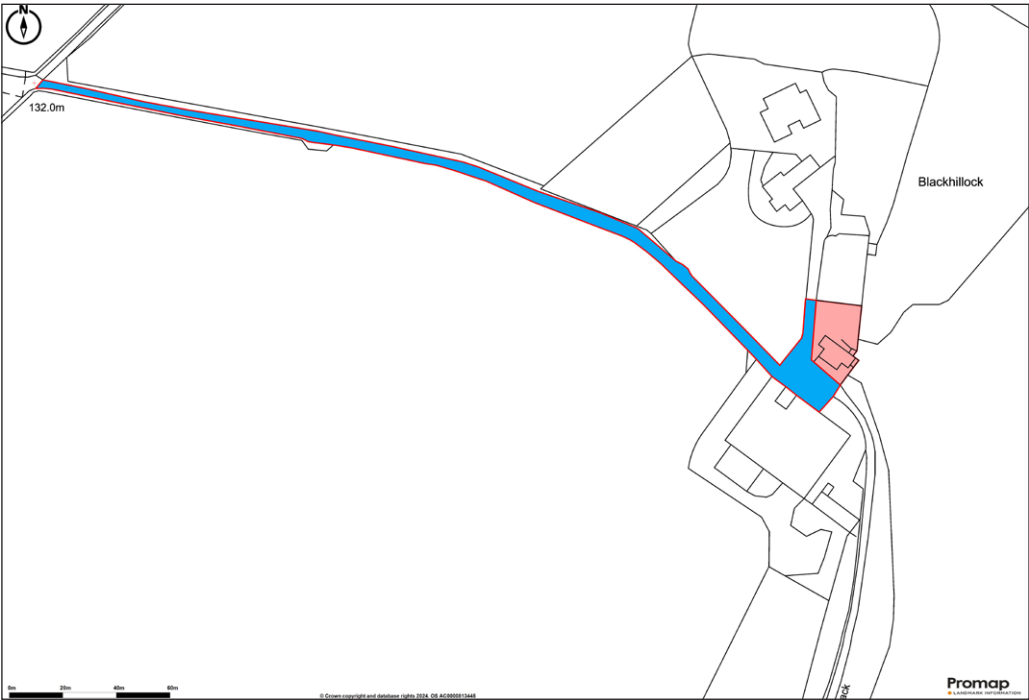
VIEWINGS

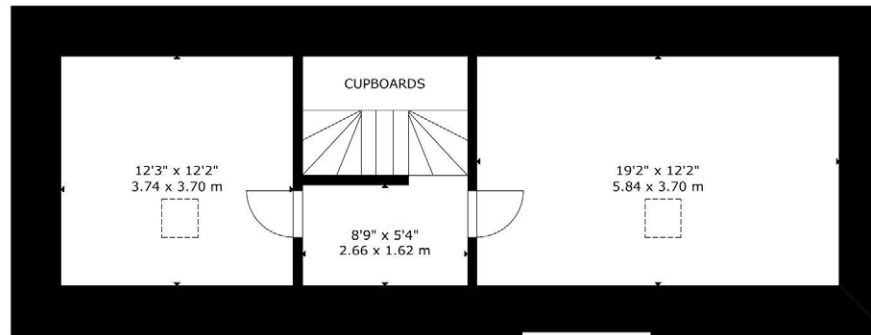
Strictly by appointment with the Selling Agents.

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

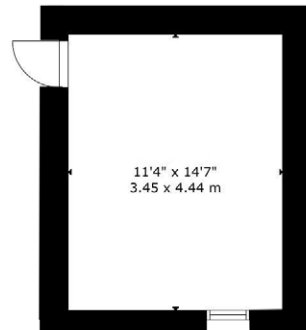
Failure to provide required identification may result in an offer not being considered.



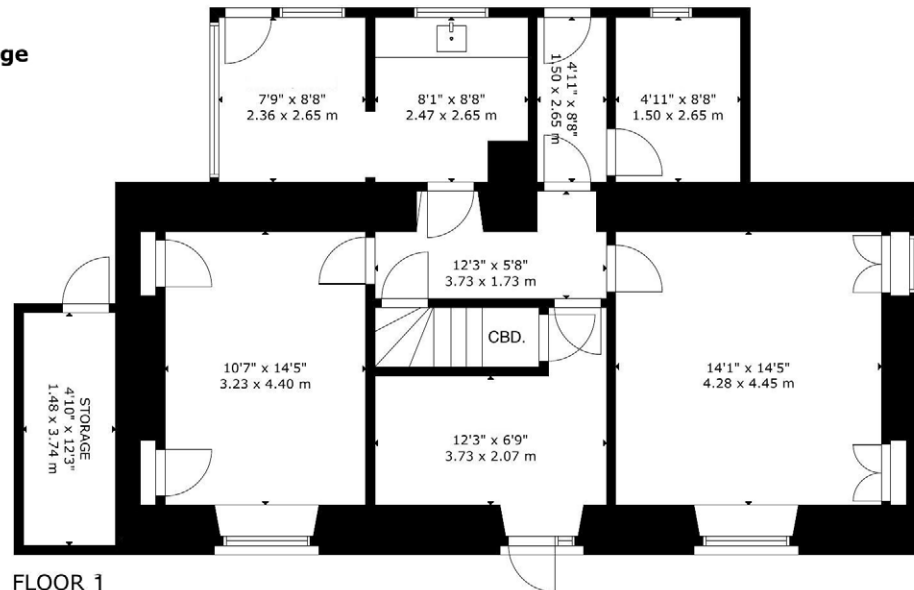


FLOOR 2

**Blackhillock Steading Cottage
Rafford
Forres
IV36 2SJ**



CELLAR



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 152 m²/1,647 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 November 2024.





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