

**Galbraith**

**GLENLATTERACH FARM**

BIRNIE, ELGIN, MORAY



## GLENLATTERACH FARM, BIRNIE, ELGIN, MORAY

A delightful parcel of bare land with a diverse mix of agricultural land and amenity woodland.

Elgin 7 miles ■ Inverness 49 miles ■ Aberdeen 68 miles

Acreage 337.76 acres (136.69 hectares)

Offers Over £1,000,000

- 72.1 acres (29.18 ha) temporary grass
- 123.99 acres (50.18 ha) permanent pasture
- 20.83 acres (8.43 ha) rough grazings
- 111.61 acres (45.17 ha) woodland
- Useful lambing shed / outbuilding
- Close to a wide range of amenities
- Significant natural capital opportunities

FOR SALE AS A WHOLE

# Galbraith

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 OnTheMarket





### SITUATION

Glenlatterach Farm is located in an accessible rural location about 7 miles south of Elgin in the county of Moray. Moray, 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 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 and Cairngorm range, sailing and walking. There are many highly regarded golf courses in the area including Elgin Golf Club (about 4.5 miles). Located some 30 or so minutes' drive 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.

The historic city of Elgin provides a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. There are a number of good primary schools in the local area and schooling up to secondary level is available in Elgin. Private schooling is available at Gordonstoun School, about 12 miles away. Inverness (about 49 miles) has all the facilities of a modern city including its Airport (about 42 miles) which offers regular flights to the south and summer flights to many European destinations. A mainline railway station in Elgin provides easy access to Inverness, Aberdeen and the south.

### DESCRIPTION

The land at Glenlatterach Farm extends to about 337.76 acres (136.69 hectares) and in recent years has been farmed as a single unit with land let for summer grazings or silage / hay production on a seasonal basis by two separate local farmers. The ground includes a mix of good quality

temporary grass, permanent pasture, rough grazings and extensive areas of amenity woodland. In essence Glenlatterach farm forms an attractive mix of land uses offering agricultural, amenity and natural capital opportunities.

The farm has a rolling and predominantly northerly aspect sloping from a high point of about 190 a.s.l at the southernmost part of the farm near the Glenlatterach Dam to the lower lying land at some 100m a.s.l. near Easterton. Divided between 27 separate enclosures of varying sizes, the better quality land is located to the south whilst the rougher grazings and permanent pastures are located on the northern half of the farm. The land can be accessed from a private track which leads to the public road near the Glenlatterach Water Treatment Works whilst the fencing across the holding will be in a mixed state.

The majority of the land has been classified by the John Hutton Institute - Land Capability for Agriculture as grades 3(2) with the land reducing in quality in the lower lying wetter areas to the north which are classified as grade 4(2). In addition, there is a useful 25m x 17m steel portal framed lambing shed providing excellent storage.

Glenallachie Farm is a most attractive mixed use farm offering a variety of potential opportunities including agricultural, woodland creation and sporting.

### METHOD OF SALE

Glenlatterach Farm is offered for sale as a whole.



The current land uses at Glenlatterach are approximately as follows:

Land Type	Acres	Hectares
Temporary Grass	72.10	29.18
Permanent Pasture	123.99	50.18
Rough Grazings	20.83	8.43
Woodland	111.61	45.17
Hedge / Ditch	1.73	0.70
Other	7.44	3.01
<b>Total</b>	<b>337.7</b>	<b>136.6</b>

#### IACS

All the farmland is registered for IACS purposes and the farm code is 591/0006.

#### NITRATE VULNERABLE ZONE (NVZ)

The land at Glenlatterach Farm is not included within a Nitrate Vulnerable Zone.

#### BASIC PAYMENT SCHEME (BPS) 2023

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will 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 2023 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 Less-Favoured Area.

#### ENVIRONMENTAL DESIGNATION

Part of the subjects for sale, where forming part of the Leanoch Burn gorge are a designated Site of Special Scientific Interest (SSSI) - Buniach & Glenlatterach with notified natural features including upland Oak and upland Birch woodland and lowland dry heath.

#### NATURAL CAPITAL

Glenlatterach Farm provides a wonderful blank canvas to increase the biodiversity on the holding with opportunities for further woodland creation.

#### LOCAL AUTHORITY

Moray Council (Elgin)

#### SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

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

#### MINERALS

The mineral rights are included insofar as they are owned.

#### 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**

All fixture and fittings within the farm building are included in the sale price. No other items are included unless mentioned in the sales particulars.

### **INGOING VALUATION**

The purchaser(s) of Glenlatterach Farm 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**

From Elgin, take the A941 south out of Elgin. About two miles after leaving Elgin, after passing the Benriach distillery and Longmorn, turn right where signposted for Birnie and Thomshill. Continue for about 1.3 miles and at the T junction turn left following the road southwards for about 1 mile before bearing right at a Y junction. Continue for about 0.8 miles where the land at Glenlatterach Farm is located on both sides of the road. See site and location plans for further details.

### **POST CODE**

IV30 8RR

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: airports.jeeps.proposals

### **SOLICITORS**

Ledingham Chalmers (Aberdeen)

### **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

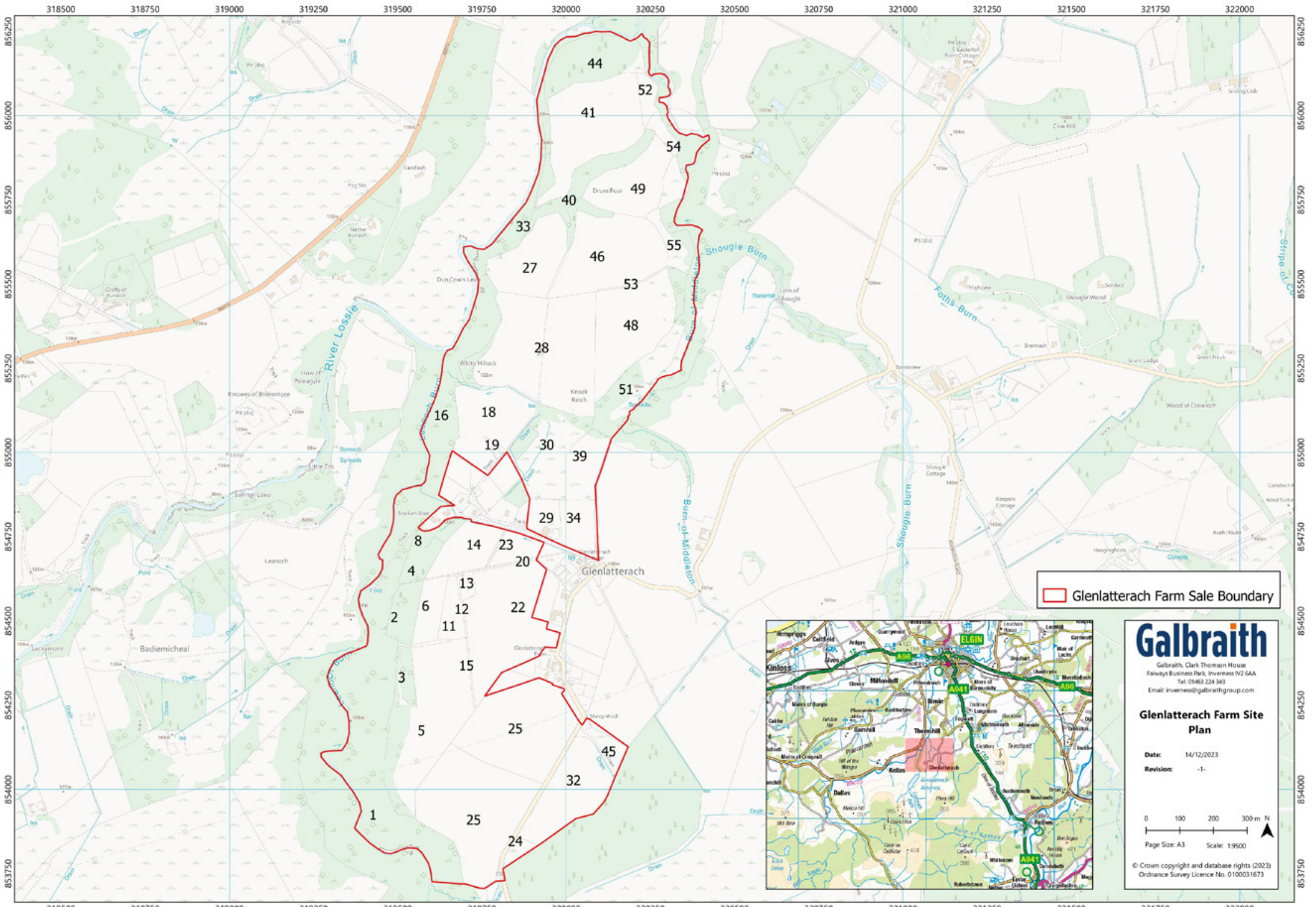
and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Claire Acheson in our Galbraith Inverness office on 01463 224 343 Email: [claire.acheson@galbraithgroup.com](mailto:claire.acheson@galbraithgroup.com)

### 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 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 2023







Glenlatterach Farm Sale Boundary



**Galbraith**  
 Galbraith, Clark Thomson House  
 Fairways Business Park, Inverness IV2 6AA  
 Tel: 01463 224 343  
 Email: inverness@galbraithgroup.com

**Glenlatterach Farm Site Plan**

Date: 14/12/2023  
 Revision: -1-

0 100 200 300 m N

Page Size: A3 Scale: 1:9500

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Field No.	LPID	Land Use	HA	Acres
7	NJ/19596/54434	Hedge / Ditch	0.10	0.25
9	NJ/19642/54635	Hedge / Ditch	0.08	0.20
12	NJ/19696/54503	Hedge / Ditch	0.07	0.17
15	NJ/19713/54345	Hedge / Ditch	0.14	0.35
20	NJ/19814/54664	Hedge / Ditch	0.10	0.25
43	NJ/20089/54774	Hedge / Ditch	0.11	0.27
53	NJ/20252/55523	Hedge / Ditch	0.10	0.25
18	NJ/19771/55092	Perm Past	4.22	10.43
22	NJ/19838/54460	Perm Past	7.02	17.35
23	NJ/19850/54714	Perm Past	1.02	2.52
27	NJ/19897/55572	Perm Past	3.76	9.29
28	NJ/19924/55303	Perm Past	10.47	25.87
39	NJ/20070/54983	Perm Past	1.43	3.53
41	NJ/20073/55969	Perm Past	6.85	16.93
46	NJ/20128/55587	Perm Past	6.17	15.25
48	NJ/20192/55374	Perm Past	5.74	14.18
49	NJ/20198/55798	Perm Past	3.50	8.65
6	NJ/19595/54531	Rough Grazing	1.38	3.41
11	NJ/19660/54521	Rough Grazing	1.02	2.52
13	NJ/19702/54609	Rough Grazing	0.41	1.01
14	NJ/19702/54711	Rough Grazing	2.24	5.54
19	NJ/19789/55011	Rough Grazing	0.18	0.44
29	NJ/19926/54818	Rough Grazing	0.95	2.35
34	NJ/20037/54780	Rough Grazing	1.63	4.03
52	NJ/20241/56056	Rough Grazing	0.62	1.53
17	NJ/19724/53923	Temp Grass	8.80	21.74
25	NJ/19864/54178	Temp Grass	7.37	18.21
32	NJ/20010/53992	Temp Grass	4.57	11.29
5	NJ/19583/54211	Temp Grass / Woodland	8.44	20.86
1	NJ/19504/54722	Woodland	20.70	51.15
4	NJ/19566/54677	Woodland	0.98	2.42
8	NJ/19639/54788	Woodland	0.64	1.58
16	NJ/19721/55199	Woodland	0.07	0.17
24	NJ/19852/53818	Woodland	0.46	1.14
30	NJ/19947/54983	Woodland	5.13	12.68
33	NJ/20034/56231	Woodland	1.16	2.87
40	NJ/20073/55723	Woodland	2.66	6.57
44	NJ/20104/56157	Woodland	4.01	9.91
45	NJ/20116/54127	Woodland	0.92	2.27
51	NJ/20223/55213	Woodland	3.54	8.75
54	NJ/20324/55885	Woodland	2.09	5.16
55	NJ/20337/55573	Woodland	2.81	6.94
Other			3.80	7.66
<b>Total</b>			<b>137.46</b>	<b>337.93</b>





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