

Park Neuk

Milnorduff | Elgin | Moray



Galbraith



A delightful small holding in an accessible and highly desirable setting

Elgin 3.8 miles | Inverness 37 miles
(All distances are approximate)

About 13.83 ha / 34.1 acres

Offers Over £465,000

1 Reception Room. 4 Bedrooms
Lot 1 – Park Neuk Cottage, Outbuildings and about 0.62 ha / 1.53 acres

Guide Price £235,000

Lot 2 – Bare land extending to about 3.64 ha / 9.00 acres

Guide Price £70,000

Lot 3 – Bare land extending to about 2.90 ha / 7.16 acres

Guide Price £60,000

Lot 4 – Bare land extending to about 6.68 ha / 16.5 acres

Guide Price £100,000

For sale as a whole or in 4 separate lots

Galbraith

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Situation

Park Neuk is a delightful smallholding and is located in a peaceful yet very accessible rural setting near the desirable village of Milntonduff in the county of Moray. 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 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 some excellent golf courses in the area including Elgin, the links course at Lossiemouth and the Championship courses at Nairn and Castle Stuart. Located some 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 Torrieston Wood nearby offers various waymarked trails and is ideal for walking and mountain biking.

Both the county town of Elgin (about 3.8 miles) and Forres (about 11 miles) provide a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions including the world famous Pluscarden Abbey which dates back to the 13th Century. Schooling up to secondary level and University education (University of the Highlands and Islands - Moray campus) is available in Elgin whilst the world famous Gordonstoun Independent School, is only 8 miles away near Duffus. Excellent primary schooling is available nearby at Mosstowie Primary. To the west, Inverness (about 37 miles) has all the facilities of a modern city including its airport which offers regular flights to the south and summer flights to parts of Europe.

Description

Park Neuk is a delightful small holding located in a wonderful rural setting in Milntonduff. Sitting to the south-west of Elgin, Park Neuk sits at the heart of one of Moray's most desirable rural locations and enjoying the benefits of being in such close proximity to Elgin and all of the facilities and amenities on offer. Having been held within the same family for several generations, the property includes an extended traditional cottage along with about 14.04 ha / 34.7 acres of good quality farmland and amenity woodland and divided into various parcels and bisected by the public road.

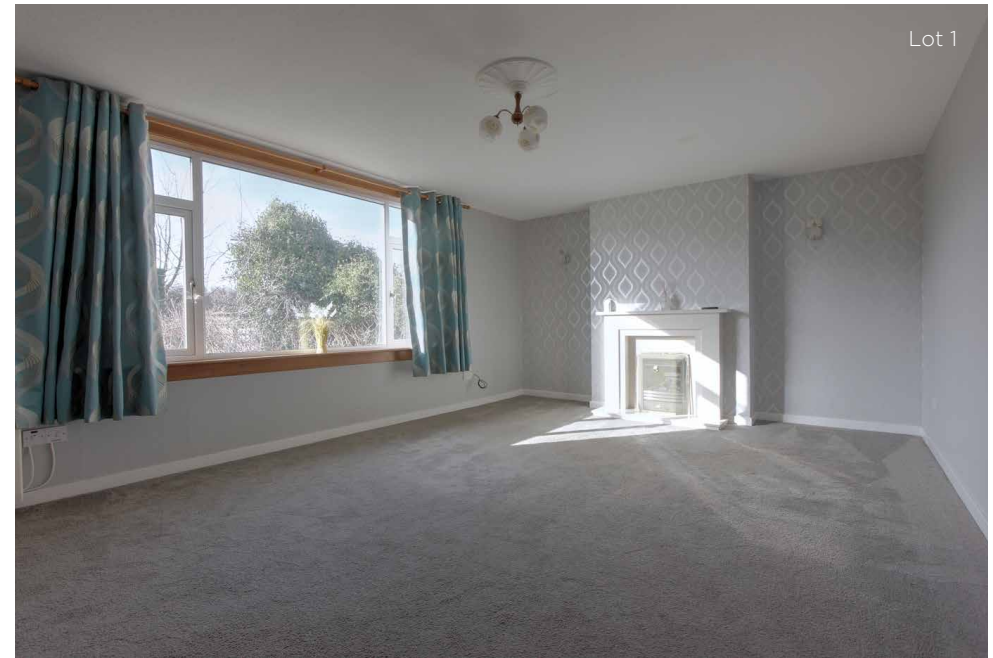
Lot 1 - Park Neuk Cottage and Buildings and paddock (about 0.62 ha / 1.53 acres)

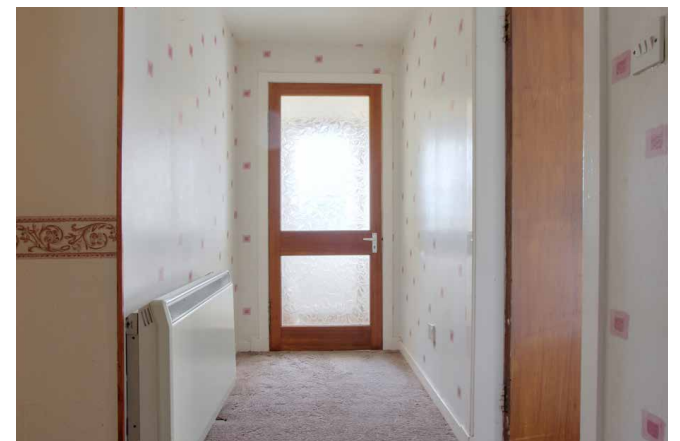
A charming, detached cottage constructed of rendered stone under a pitched cement fibre roof. On either side of the original dwelling, brick built and flat roofed extensions have been added at various points over the property's history creating what is now surprisingly spacious accommodation over a single storey. The accommodation comprises:

Ground Floor:

Vestibule. Hall. Kitchen. Family Bathroom. Sitting Room. 4 Bedrooms.

The property appears to be in reasonable condition and has upvc double glazing and is heated using electric wall mounted heaters. It is connected to mains water and electricity supplies with foul drainage to a private facility. Outside, there is a delightful garden to the front of the house whilst to the rear are several outbuildings, in mixed condition and ample parking space for several vehicles. There is a small paddock area located to the west of the house that could be used to extend the garden area or potentially be used to graze a pony or other livestock.





Lot 2 – Bare Land (about 3.64 ha / 9.00 acres)

Bare land contained within a single paddock and located to the north of the public road between Park Neuk and neighboring Tyrockside to the east.

Lot 3 – Bare Land (about 2.90 ha / 7.16 acres)

Bare land contained within a single field located to the south of the public road opposite Park Neuk Cottage.

Lot 4 – Bare Land (about 6.68 ha / 16.5 acres)

Bare land located to the south of the public road opposite Tyrockside. Previously farmed in two separate parcels, lot 4 now forms one principal field and also includes a small wooded copse to the south.

Method Of Sale

Park Neuk is offered for sale as a whole or in four separate lots.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Moray Council	Band D	Band F30

Services

Mains Water and Electricity | Private Drainage | Electric Heating

IACS

All the farmland is registered for IACS purposes and the farm code is 85/592/0167.

Nitrate Vulnerable Zone (NVZ)

The land at Park Neuk is not included within a Nitrate Vulnerable Zone.

Less-Favoured Area Support Scheme (LFASS)

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

Planning / Development

Given the fact that the location of Park Neuk is within an area designated as 'Countryside Around Town (CAT)' it is considered that the land does not offer any short to medium term development potential. In the event that the purchaser(s) of either of the four available lots obtains planning consent for development, the vendor reserves the right to claim 30% of the resultant uplift in value with this condition valid for a period of 20 years from the date of completion.





Park Neuk, Miltonduff, Elgin, IV30 8TL

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



Access

Each of the respective lots can be accessed directly from the public road or from a private track forming part of the individual lot in the case of lots 2 and 3 respectively. Several third party dwellings are accessed over these tracks with maintenance obligations shared on a user basis.

Fencing Obligation

In the event that lots 3 and 4 sell separately from one another, the purchaser of lot 4 is to erect a stock proof fence (at their own cost) on the boundary between lots 3 and 4 within 6 months of completion of the sale. Maintenance of the new fence is then to be shared equally between the owners of lots 3 and 4 respectively.

Scottish Government Rural Payments And Inspections Directorate

Scottish Government Agriculture and Rural Economy, 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.

Fixtures And Fittings

All fixture and fittings within the farmhouse (Lot 1) are included in the sale price. No other items are included unless mentioned in the sales particulars.

Directions

From Elgin, head west on the A96 towards Inverness. At the Dr Gray's roundabout, take the second exit onto Pluscarden Road (B9010) and follow this road out of Elgin, passing over the River Lossie at Palmers Cross and continuing for about half a mile before taking the right fork towards Miltonduff. Continue for about a mile into the small village of Miltonduff. Take the first left and continue for about 600 metres where Park Neuk house is located on the left hand side. See site and location plans for detail.



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Post Code: IV30 8TL

Solicitors

Allan Black & McCaskie (Elgin)



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 February 2026.





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