

An aerial photograph of a rural property. In the foreground, a two-story stone house with a grey slate roof and three dormer windows is visible. A large glass-enclosed porch is attached to the front. To the right of the house is a long, dark green corrugated metal barn with a light-colored base. A gravel area and a paved driveway are in front of the buildings. To the left of the house, there is a red trailer and some black equipment. The property is surrounded by green fields and a line of trees in the background. The sky is filled with large, white clouds.

Galbraith

HILLHEAD OF MORINSH
GLENLIVET, BALLINDALLOCH



HILLHEAD OF MORINSH GLENLIVET, BALLINDALLOCH, AB37 9DS

A well-known sheep farm overlooking the Cairngorms National Park and the Glenlivet Distillery

Dufftown 9 miles ■ Tomintoul 12 miles ■ Elgin 25 miles

For sale as a whole

- Traditional three bedroom farmhouse
- A portal frame farm building
- 129.94 hectares (321.08 ac) of farmland

Offers over £950,000

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



LOCATION

Hillhead of Morinsh is situated 9 miles south west of Dufftown and 12 miles north east of Tomintoul in the county of Moray.

VIEWING

Strictly by appointment with the sole selling agents -Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

SITUATION

Hillhead of Morinsh is located in the Parish of Glenlivet approximately 9 miles south west of Dufftown and 12 miles north east of Tomintoul. The farm enjoys an elevated rural location with open views across to Glenlivet and the Cairngorm Mountain range beyond.

The land, classified as Grade 4(1) and Grade 4(2) and is capable of producing good yields of grass, with the majority of the fields having been re-seeded in recent years.

The farm is well known for the production of Blackface tups, being home to one of the leading flocks of the north type. The area is well served by agricultural suppliers and merchants, with an abattoir at Grantown on Spey and livestock marts at Dingwall, Huntly and Inverurie.

The nearest town is Dufftown, being 9 miles distant, and has all the services and amenities expected of a provincial town, including a high street with several speciality shops. The town boasts several hotels and churches, being central to the renowned whisky trail. Primary schooling is available at Glenlivet, with secondary schooling at Aberlour. Sporting enthusiasts can enjoy several nearby golf courses in addition to hill walking and other outdoor pursuits. Keith and Elgin are some 18 and 25 miles distant respectively, both having a more diverse range of shopping and leisure facilities.

DESCRIPTION

Hillhead of Morinsh is located in the county of Moray, in an area renowned for the production of quality livestock. The farm extends to approximately 129.94 hectares (321.08 acres), excluding roads, yards, and buildings, and benefits from good access to the public road network. The farm is well served with internal farm tracks.

The land is predominantly classified as Grade 4(1) and Grade 4(2) according to the Hutton Institute. The land is currently all in grass and is capable of being re-seeded and alternative use such as the growing of spring barley or swedes.

The land is registered with SGRPID for IACS purposes, and the farm is situated around 315 metres above sea level and is generally of a southerly aspect.

Farmhouse

The farmhouse is a detached, traditional one and half storey dwelling, being stone built under a slate roof. The farmhouse enjoys a scenic southerly aspect, and it sits in its own garden.

Accommodation comprises;

Ground Floor: Kitchen, Utility, Sitting Room, Toilet, Conservatory, and Bedroom.

First Floor: 2 x double bedrooms, Bathroom.

The Council tax band is C, with the EPC rating being F.

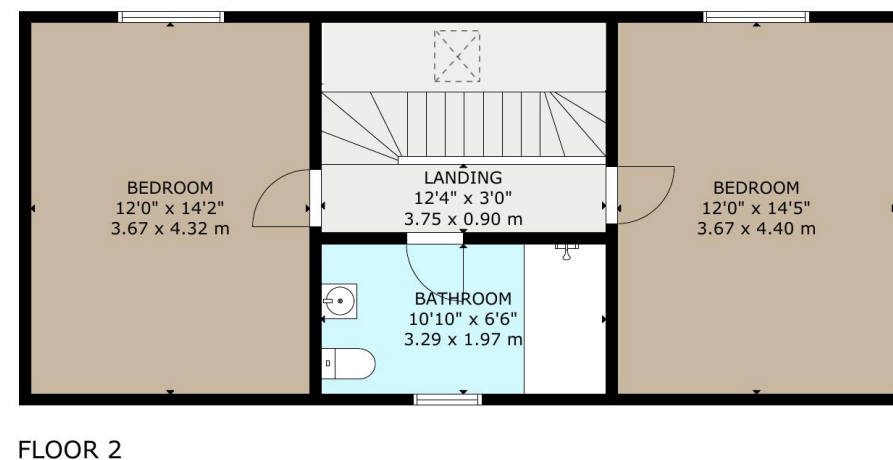
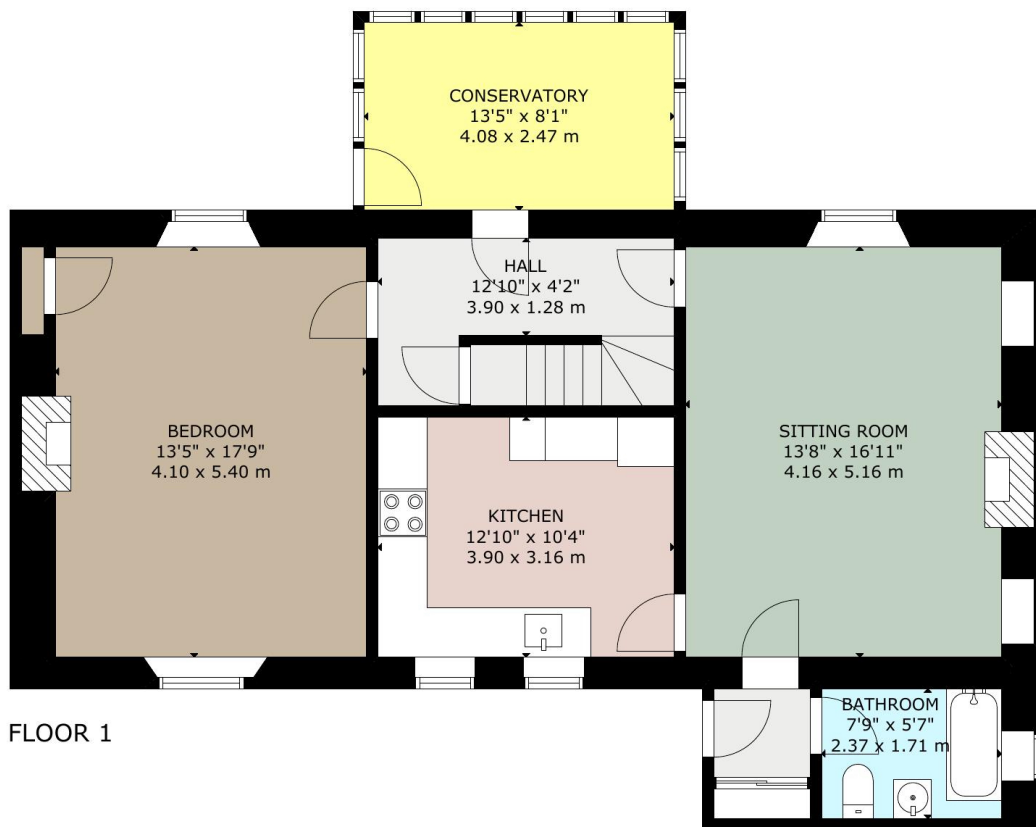
Farm Buildings

There is modern, portal frame structure adjacent to the farmhouse. Adjacent is a derelict range of traditional farm buildings.

Land

The land extends to 129.94 hectares (321.08 acres) and comprises 26 enclosures. Most of the fields are currently in grass being used for the grazing of livestock, being adequately fenced and the majority watered.





Hillhead of Mornish, Glenlivet, AB37 9DS

GROSS INTERNAL AREA
TOTAL: 145 m²/1,551 sq ft
FLOOR 1: 92 m²/986 sq ft, FLOOR 2: 53 m²/565 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



DIRECTIONS

From Dufftown take the B009 to Tomintoul. Follow this road for 8.5 miles, turning right where signposted Hillhead of Morinsh. Follow this road to the end and the farm can be found on the right hand side.

From Tomintoul take the B9008 signposted Dufftown. Then take the right fork onto the B9009. From this point follow the road for 3.5 miles turning left where signposted Hillhead of Morinsh. Follow this road to the end and the farm can be found on the right hand side.

POST CODE

AB37 9DS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: /// excavated.face.splendid

GENERAL INFORMATION

SELLERS SOLICITORS

Murdo, McMath & Mitchell, 27 - 29 Duke Street, Huntly, AB54 8DP.

LOCAL AUTHORITY

Moray Council, High Street, Elgin, IV30 1BX.

RURAL PAYMENTS AND INSPECTION DIRECTORATE

SGRPID, Alexander Fleming House, 8 Southfield Drive, Elgin, IV30 6GR. Farm Code 234/0065.

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME

The majority of the land is eligible for claiming Basic Payments. The Basic Payment Scheme entitlements have been established by the seller and are included in the sale of the land, there being 118.07 units of Region One and 5.64 units of Region Three entitlements. All payments relating to the 2025 year will be retained by the seller. The buyer(s) will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross-Compliance Rules of the Basic Payment Scheme 2025 for the rest of the scheme year.

LESS FAVOURED AREA SUPPORT SCHEME

The farm is eligible to claim under LFASS.

SPORTINGS

The Sporting Rights are included in the sale, insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

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.

INGOING VALUATION

The purchaser(s) 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:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw, roots, silage, whole crop and farmyard manure and other produce at market value. All oils, fuels, fertilizers, 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 the 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 the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

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.

MORTGAGE 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, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted 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.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

DATE OF ENTRY

The Date of Entry for the property will not be immediate as Confirmation from the Sheriff Court in respect of the deceased owner is required.

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.

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 aspects thereof. The former drove road from Glenlivet to Ballindalloch passes through the farm.

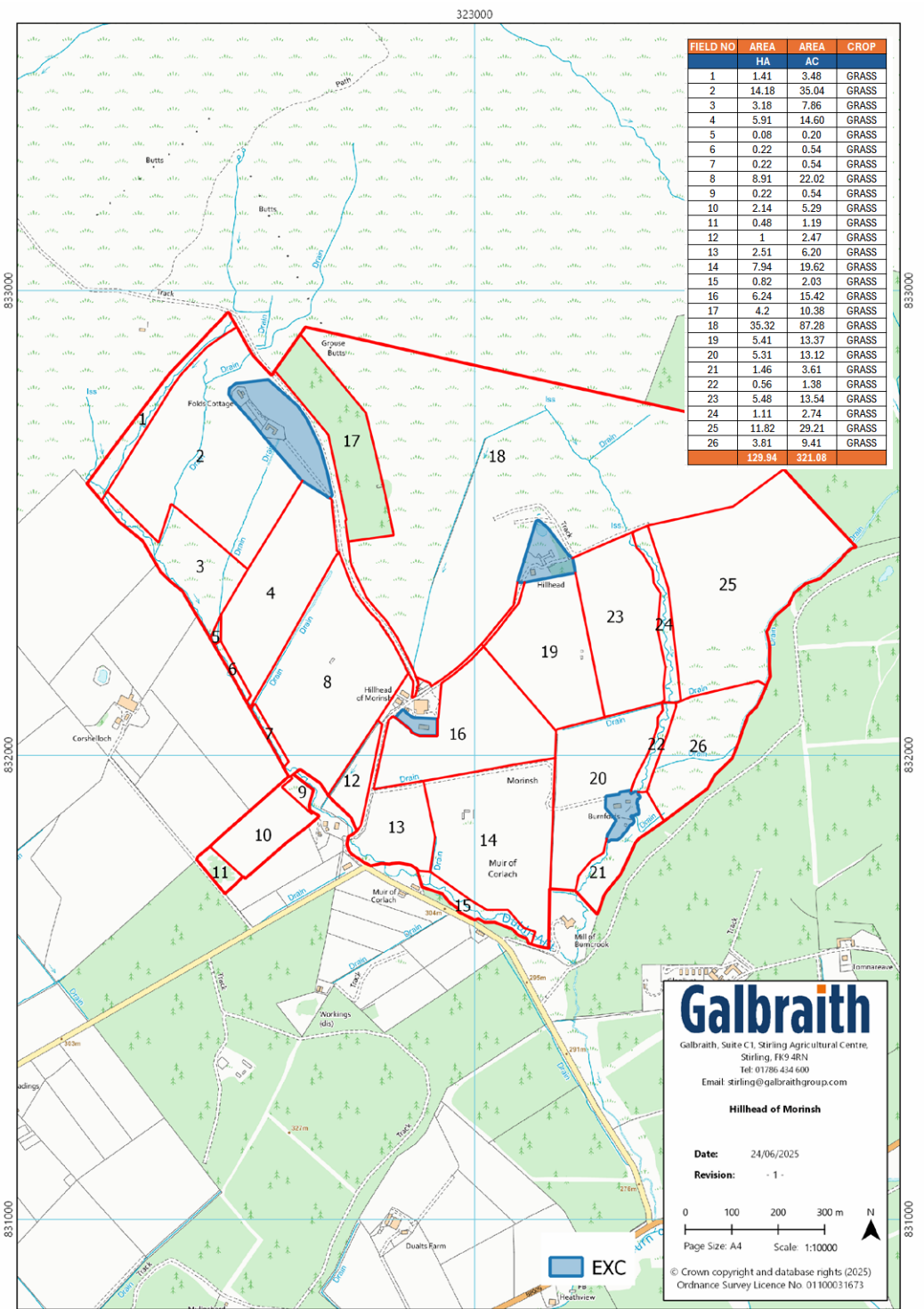
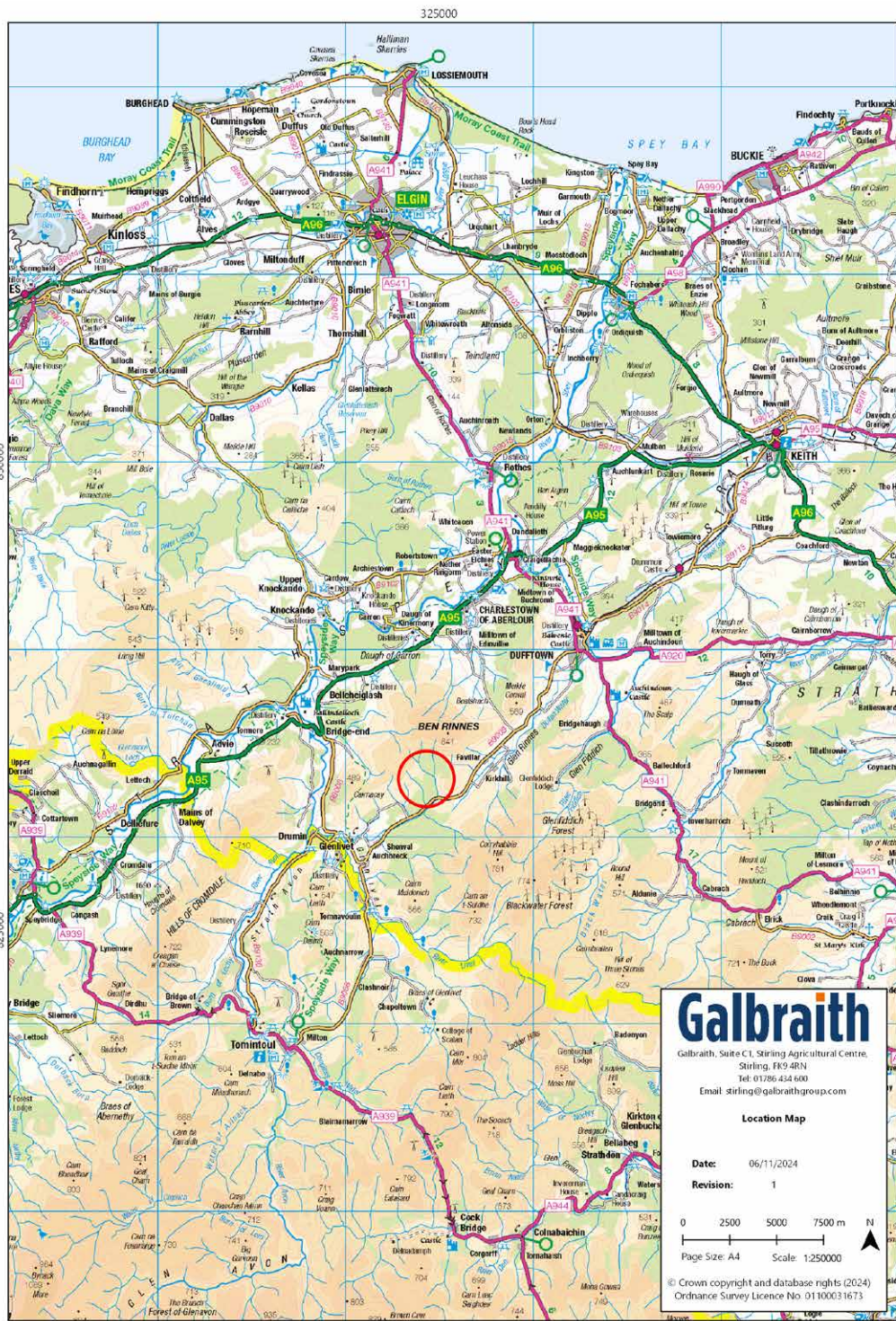
The properties shown but not owned — Folds Cottage, Hillhead, Burnfolds and Port Righ enjoy a right of access through the farm.

SERVICES

Hillhead of Morinsh is served by private water supply which rises in field 18 in addition to mains electricity. Foul water disposal from the farmhouse is via septic tank and soakaway, this being registered with SEPA.

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 service 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. Particulars were prepared and photographs taken in June 2025.





Galbraith



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