

Easter Hardmuir Farm

Auldearn | Nairn | Highland

Galbraith



A delightful small farm in a stunning and accessible rural setting



Auldearn 2.5 miles | Nairn 5 miles | Inverness 21 miles
(All distances are approximate)

Offers Over £925,000

About 39.03 ha / 96.4 acres

2 reception rooms, 4 bedrooms

Attractive extended traditional farmhouse

Flexible accommodation

Extensive range of excellent farm buildings

High quality grazing / arable land

Accessible rural setting

Close to a wide range of amenities

Ideal for those with equestrian, small holder and agricultural interests

FOR SALE AS A WHOLE

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com



Situation

Easter Hardmuir Farm is a very well equipped property located in a highly desirable rural setting a short distance from the popular Highland village of Auldearn and close to Nairn on the Moray coast. The Moray coast is famous for its mild dry climate and beautiful coastline and the countryside offers a range of leisure and sporting pursuits. Auldearn has a highly regarded primary school and a popular pub and restaurant whilst Nairn is a thriving centre with a good range of shops and amenities, including a railway station, and excellent leisure facilities with two championship golf courses, a marina, swimming pool, gym, and tennis courts. Inverness is within easy reach and has all the facilities of a modern city including its airport with several flights per day to London, as well as regular flights to Europe.

Description

Easter Hardmuir is a wonderful small farm located in a quiet yet readily accessible position. Extending to about 39.03 ha / 96.4 acres (including the farm buildings and yard area), the farm includes a wonderful extended traditional farmhouse, an exceptional range of farm buildings and lands which include good quality arable / pasture and a delightful area of mature birch woodland.

Farmhouse

Constructed of stone and slate together with an adjoining block built extension, the farmhouse provides flexible and extensive accommodation over one and a half storeys. The accommodation includes:

Ground Floor:

Hall. Kitchen. Sun Room. Office. Sitting Room. Dining Room. Kitchen 2. Bedroom. Shower Room. Store Room.

First Floor:

Bathroom. 3 Bedrooms.

The house has a wonderfully bright and airy feel and is very tastefully decorated throughout. It is heated using LPG central heating, is double glazed and connected to mains water and electricity. Foul drainage is to a septic tank. Extensive work has been carried out to the house recently including rewiring, new doors and windows, redecoration and installing the new septic tanks.

Farm Buildings

Located near the farmhouse is an excellent range of farm buildings, many of which have been adapted and improved by the vendors. These include:

General Purpose Store/Stable Block 24.1m x 6.9m

Steel frame with box profile cladding and a cement fibre roof.

Machinery Store (Pole Barn)/Stable Block Two 18.2m x 5.8m

Timber walls with a cement fibre roof

Modern Steading 18.0m x 11.0m

Block built with a cement fibre roof



Traditional Steading 15.2m x 21.0m

Constructed predominantly of stone with a slate roof, includes the staff room.

End Steading 20.2m x 5.0m

Stone built with a slate roof.

Cattle Shed 23.9m x 18.0m

Used as stabling for the mares with a concrete floor and central feed pass.

Dutch Barn 24.0m x 7.0m

Useful hay / straw store

Kennel 37.5m x 7.0m

A magnificent purpose built kennels with a store room, office and WC.

Land

Excellent quality land extending to about 24.35 ha / 60.19 acres is divided into four main fields along with several exercising paddocks currently used as exercising areas for horses and greyhounds. The larger fields are suitable for arable cropping or producing good quality crops of hay or silage. The enclosures are fenced and appear to be in excellent heart. A delightful area of Birch woodland of about 32.39 acres sits to the north of the farm offering shelter, amenity and diversity to the holding.

Method of Sale

Easter Hardmuir Farm is offered for sale as a whole.

Tenure	Local Authority	Council Tax	EPC
Freehold	Highland Council	Band F	Band F35

Services

Mains water and electricity | Private drainage | LPG heating

IACS

All the farmland is registered for IACS purposes.

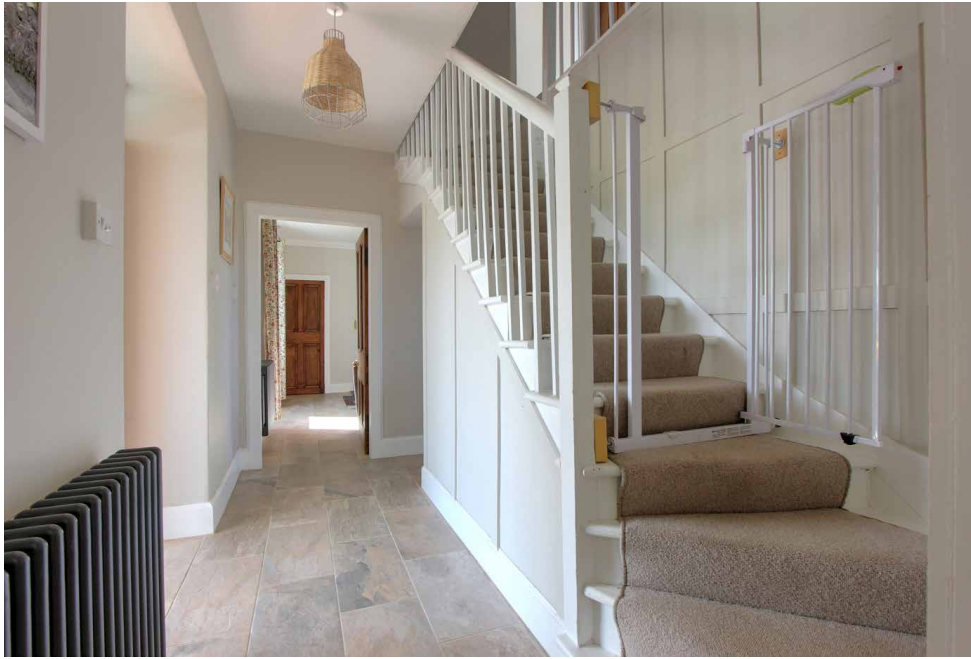
Tenure, Possession And Entry

The subjects are offered freehold, however the vendor is keen to secure a buyer and then enter into a residential and / or commercial licence to ensure they can maintain occupation of the farmhouse, buildings and land for a period of 2 years before offering up full vacant possession themselves. Purchasers are advised to take all necessary independent legal advice so as to be fully satisfied on this matter.

Nitrate Vulnerable Zone (NVZ)

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



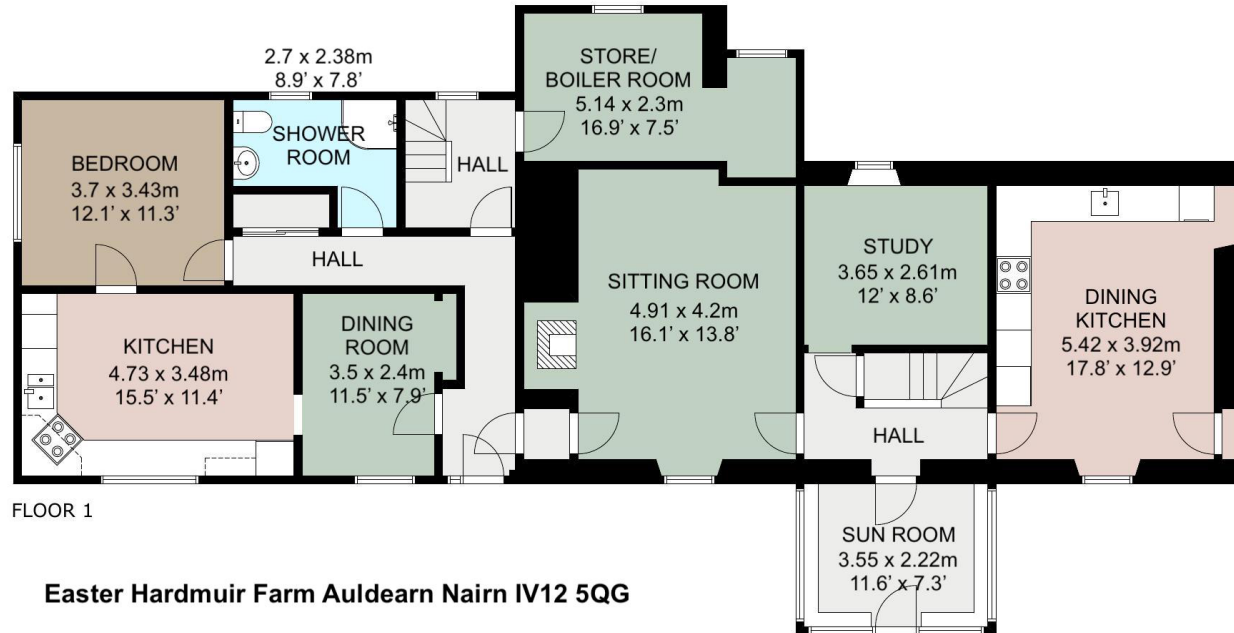
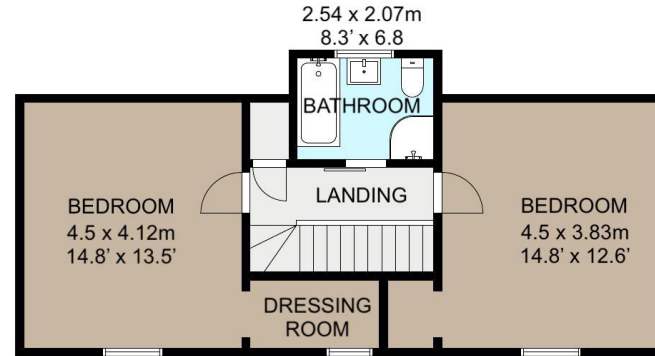








FLOOR 2



FLOOR 1

Easter Hardmuir Farm Auldearn Nairn IV12 5QG

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

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 March 2026.

Less-Favoured Area Support Scheme (LFASS)

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

Scottish Government Rural Payments And Inspections Directorate

Scottish Government Agriculture and Rural Economy, Longman House, 28 Longman Road, Inverness, IV1 1SF

Minerals

The mineral rights are included insofar as the Seller has title to the same

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 permanent fixture and fittings the farmhouse and steading are included in the sale price. No other items are included unless mentioned in the sales particulars.

Directions

From the A96 heading east, by-pass Auldearn and after about 2.1 miles, turn left onto a single track road (where signed to Macbeths Hillock Glamping) where Easter Hardmuir Farm is located straight ahead after about 0.1 miles. See site and location plan for details.



Solicitors

Brodies (Inverness)

Viewing

Strictly by appointment with the Selling 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, 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.

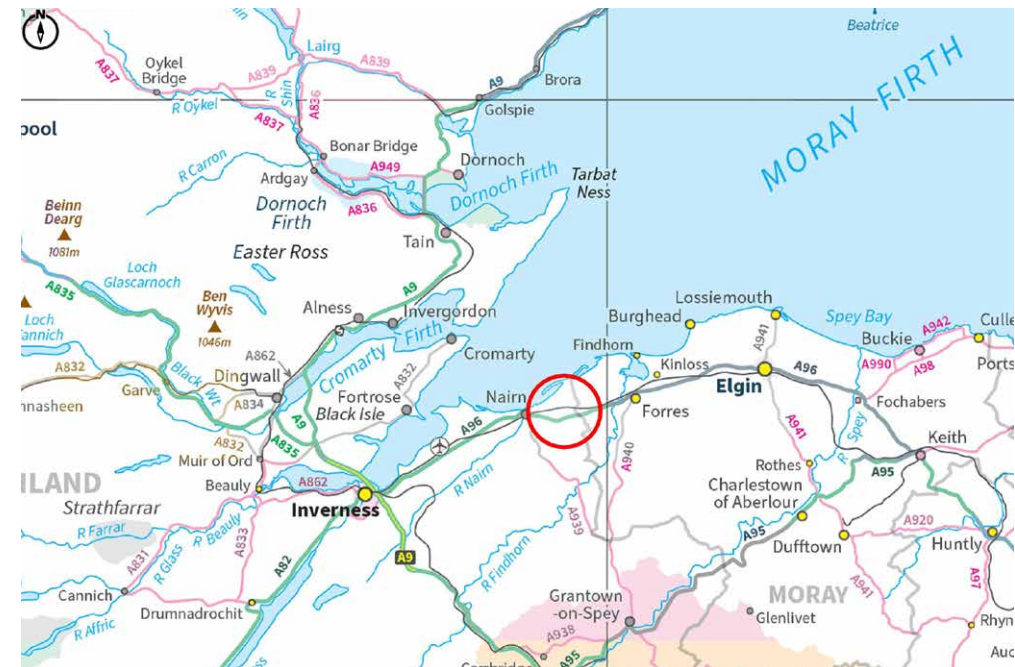
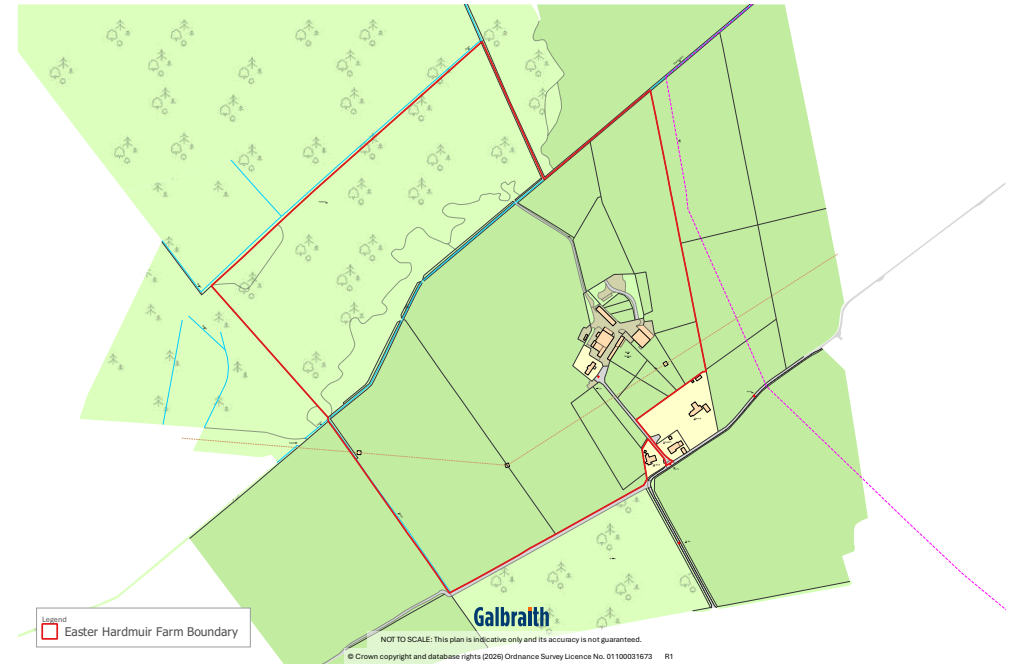
AMC Plc Finance

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 224343 Email: claire.acheson@galbraithgroup.com

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.





Galbraith