

An aerial photograph of a farm complex situated in a lush green valley. The farm features several large, modern barns with corrugated metal roofs, some in shades of blue and others in natural metal tones. A central stone house with a grey roof and dormer windows is surrounded by mature trees. Various farm vehicles, including a red tractor and several trailers, are parked near the buildings. The surrounding landscape is a vast, open green field with a dirt road winding through it. In the background, rolling hills and mountains are visible under a blue sky with scattered white clouds.

Galbraith

LOWER ACHNAHANNET
DULNAIN BRIDGE, GRANTOWN ON SPEY



LOWER ACHNAHANNET DULNAIN BRIDGE, GRANTOWN ON SPEY PH26 3PD

A lifestyle farm with diversification potential situated in the Cairngorms National Park

Dalnain Bridge 3 miles ■ Grantown on Spey 5 miles ■ Inverness 28 miles

For sale as a whole

- Traditional four-bedroom farmhouse
- A range of useful farm buildings
- 94.50 hectares (233.51 ac) of productive farmland

Offers over £850,000

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com





LOCATION

Lower Achnahannet is situated 5 miles north west of Grantown on Spey and 28 miles south east of Inverness in the Cairngorms National Park.

SITUATION

Lower Achnahannet is located in the Cairngorms National Park, approximately 5 miles north west of Grantown on Spey and 28 miles south east of Inverness. The farm enjoys a scenic rural setting with open views across the surrounding countryside to the Cairngorm Mountain range. The farm buildings include a mix of traditional and portal frame structures, offering extensive space for a variety of livestock uses.

The land, classified as Grade 5(1) and Grade 5(2)) and is capable of producing good yields of grass, with the majority of the fields having been re-seeded in recent years.

The area is well served by a number of agricultural suppliers and merchants, with an abattoir at Grantown on Spey and livestock marts at Dingwall and Huntly.

Lower Achnahannet sits in the Cairngorms National Park, which was set up in 2002, being the largest National Park in the United Kingdom. The River Spey, which is the second longest river in Scotland, rises in the nearby Monadhliath mountains.

The National Park is popular for activities such as walking, cycling, mountain biking, climbing and canoeing, and for hillwalkers there are 55 Munros to conquer. Two of Scotland's great trails pass through the park, including the Speyside Way. The Cairngorms ski centre is nearby. The Highland Wildlife Park is a short distance away as is Glenfeshie and Abernethy on which the ancient Caledonian Forest is located.

The nearest town is Grantown on Spey, being 5 miles distant, and has all the services and amenities expected of a provincial town, including a bustling high street with several speciality shops. The town boasts several hotels and churches, in addition to primary and secondary schooling. The sporting enthusiasts can enjoy the 18-hole golf course, in addition to a swimming pool and gym at the Craig MacLean Leisure Centre. Aviemore is some 14 miles to the west and has a diverse range of shopping and leisure facilities with Inverness being 28 miles to the north, with a more extensive range of services and amenities.



DESCRIPTION

Lower Achnahannet is located in Inverness-shire, in an area renowned for the production of quality livestock. The farm extends to approximately 94.50 hectares (233.5 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 5(1) and Grade 5(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 is situated around 260 metres above sea level and is generally of a southerly aspect.

Whilst the farm is currently used for livestock production, due to its location, it would be suitable for alternative use including tourism, subject to the relevant consents being obtained.

FARMHOUSE

The farmhouse is a detached, four-bedroom traditional one-and-a-half storey dwelling, stone-built under a slate roof.

Accommodation Comprises;

Ground Floor

Kitchen, utility, sitting room, dining room, conservatory, toilet, and bedroom.

First Floor

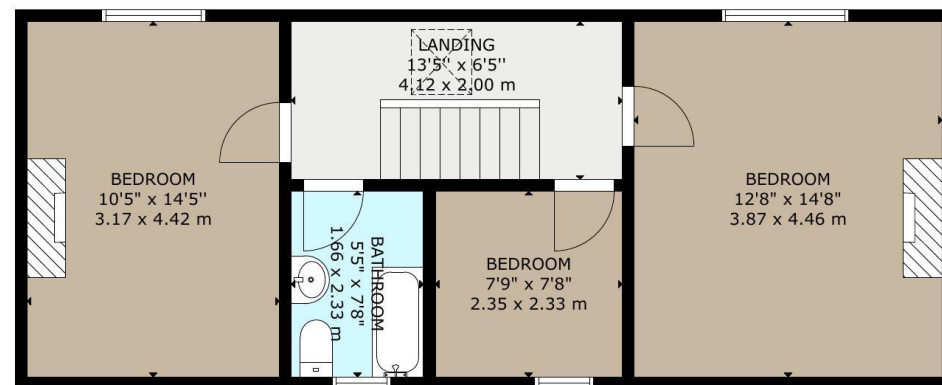
Two double bedrooms, single bedroom, and bathroom.

The farmhouse enjoys a scenic southerly aspect and sits within its own garden.

The Council Tax band is D, and the EPC rating is G.



FLOOR 1



FLOOR 2

Lower Achnahannet Farmhouse, Dulnain Bridge, PH26 3PD

GROSS INTERNAL AREA
TOTAL: 150 m²/1,621 sq ft
FLOOR 1: 99 m²/1,069 sq ft, FLOOR 2: 51 m²/552 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FARM BUILDINGS

There is an extensive range of farm buildings, comprising both traditional and modern structures.

West wing (16m x 7.5m) timber monopitch construction, timber cladding, corrugated roof, concrete floor

Traditional Steading (28m x 5.3m) stone wall constructed, corrugated tin roof, with wooden clad and corrugated tin extension

The Stirk Box (18.5m x 6m) timber monopitch construction, part corrugated part timber cladding, concrete floor

The Wood Shed (18.5m x 4.6m) timber monopitch construction, corrugated roof, earth floor

Sheep Shed (18.5m x 4.8m) timber monopitch construction, corrugated roof, earth floor

Lambing Shed (13.6m x 9.8m) steel monopitch construction, block walls, profile cladding and roof, earth floor

Tractor Shed (13.5m x 5.7m) timber frame construction, corrugated cladding and roof, earth floor

Back Box (11m x 3.6m) timber monopitch construction, timber cladding, corrugated roof, concrete floor

Cubicle House (18.6m x 7.8m) steel truss construction, block walls, corrugated cladding and roof, concrete floor

Lean-To (18.6m x 5m) steel monopitch construction, block walls, corrugated cladding and roof, concrete floor



Silage Pit (18.6m x 6m) timber frame construction, reinforced walls, corrugated cladding and roof, concrete floor

Cubicle House (25.5m x 12.3m) timber frame construction, timber cladding, corrugated roof, concrete floor

Bull Box (10m x 5.8m) timber truss construction, block walls, timber cladding and profile roof, concrete floor

Hay Shed (12.3m x 5.3m) situated in Field 10, timber frame construction, tin cladding and roof, earth floor

LAND

The land extends to 94.50 hectares (233.51 acres) and comprises 19 land parcels. Most of the fields are currently in grass being used for the grazing of livestock, being well fenced and the majority watered.

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

DIRECTIONS

From the A9 take the A938 signposted Carrbridge. Continue through the village on this road for 5.5 miles, turning left where signposted Lower Achnahannet. Take the single track road for 1 mile following the left-hand fork and continuing to turn left at the foot of the brae. Follow the sandy road to Lower Achnahannet.

From Grantown on Spey take the A95 towards Aviemore, turning onto the A938 signposted Dulnain Bridge. Follow this road for 2 miles, turning right where signposted Lower Achnahannet. Take the single track road for 1 mile following the left-hand fork and continuing to turn left at the foot of the brae. Follow the sandy road to Lower Achnahannet.

POST CODE

PH26 3PD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: /// galloping.lifters.situated

GENERAL INFORMATION

SELLERS SOLICITORS

Munro & Noble, 26 Church Street, Inverness, IV1 1HX

LOCAL AUTHORITY

Highland Council, Glenurquhart Road, Inverness, IV3 5NX

RURAL PAYMENTS AND INSPECTION DIRECTORATE

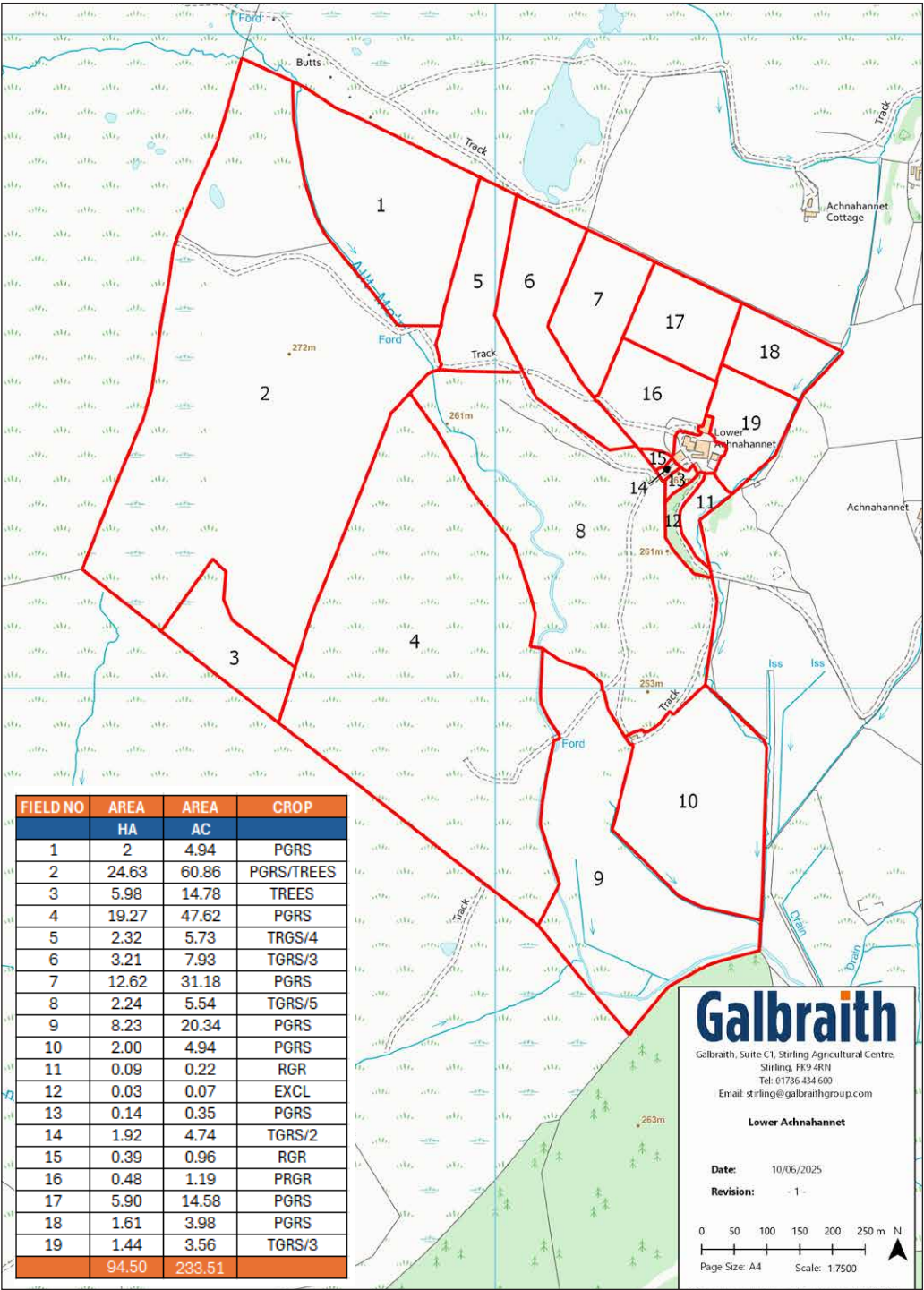
SGRPID, 28 Longman Road, Inverness, IV1 1SF. Telephone 0300 244 4968. Farm Code 440/0146

CROFTING COMMISSION

Lower Achnahannet is registered with the Crofting Commission as an owner/occupier croft, registration number 11304.

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 92.04 units of Region One and 0.36 units of Region Two 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 the 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

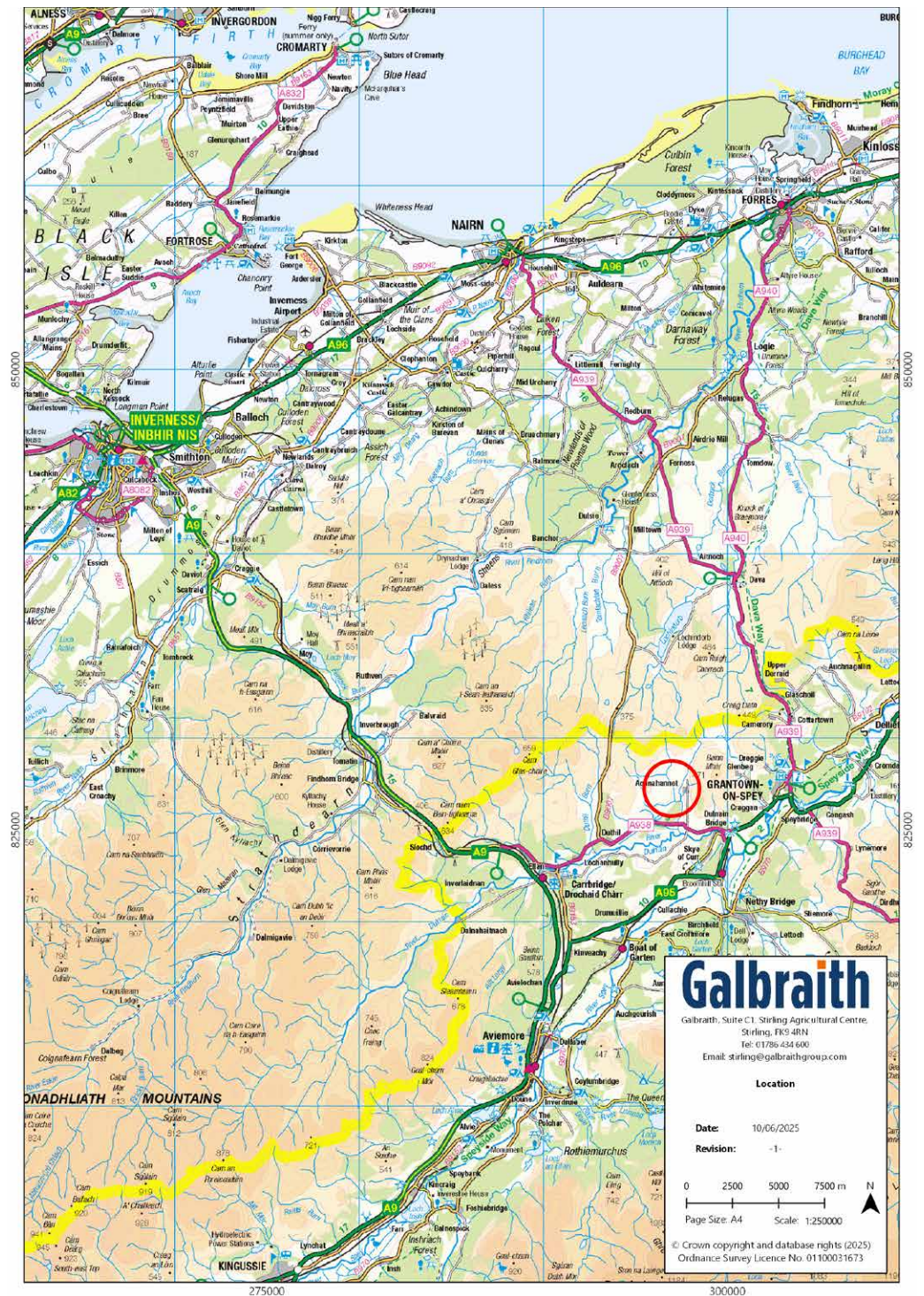
The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.

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.

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.

SERVICES

Lower Achnahannet is served by private water supply in addition to mains electricity. Foul water disposal from the farmhouse is via septic tank and soakaway, this being registered with SEPA. The water rises on the neighbouring farm and is gravity fed to Lower Achnahannet.

IMPORTANT NOTES

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.

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.

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



RESPONSIBLY PRINTED
PLEASE RECYCLE