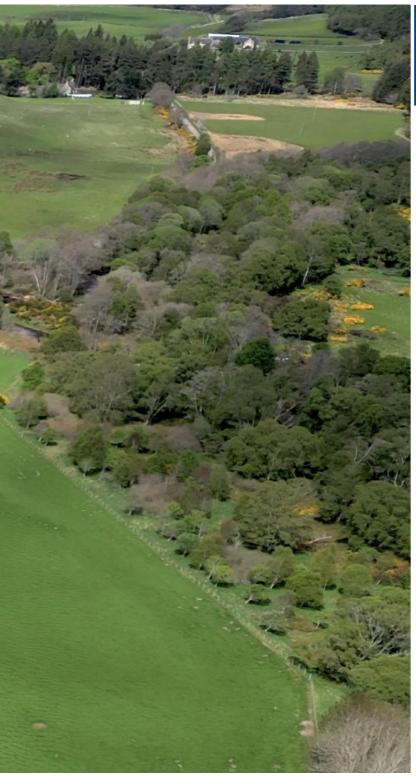
CRAIGROY FARM

DALLAS

ABERDEEN NORTHERN ESTATES **Craigroy Farm** offers an excellent opportunity to purchase a productive and well cared for farm unit with superb opportunities for diversification.



CRAIGROY FARM

Dallas, Moray

For Sale as a whole: Offers Over £850,000

Property Highlights

- + A productive and accessible farm set in the heart of Morayshire
- + Spacious farmhouse with attractive cottage offering opportunities to diversify
 - + Mixture of modern & traditional farm buildings
 - + Predominantly Grade 3(2) well fenced land

Location & Situation

Located in the County of Moray, just 12.4 miles to the south of Elgin, and just over 35 miles east of ever expanding Inverness, Craigroy Farm enjoys a rural yet accessible setting in the heart of Morayshire.

A county well known for its fertile land and productive mixed farms, the area is well provided by agricultural suppliers and livestock marts at Huntly and the Thainstone Centre in Inverurie, home of ANM Group and the agri-hub for the North East of Scotland.

Craigroy Farm benefits from a south facing and gentle sloped landscape, sheltered by nearby forestry and providing an excellent opportunity for those looking to secure quality land and buildings.

The farm is within easy reach of a wide range of services and amenities with the market town of Forres (8.8 miles) to the north providing shops, a large

supermarket, healthcare and secondary education at Forres Academy. Elgin to the northeast (12.4 miles) also provides further shopping facilities, schooling and amenities. There is a railway station at both Forres and Elgin with regular services to the cities of Aberdeen and Inverness. The nearest village is Dallas, around 1.5 mile north, where there is a church and a village hall.

There are a wealth of recreational and leisure opportunities to be found nearby and in wider Moray including hillwalking, fishing, skiing, golf courses, water sports, coastal trails, Cairngorms National Park and the Castle and Whisky trails.

Aviemore is some 43 miles south providing a gateway into the Cairngorms Mountains and a range of sporting opportunities to suit all levels. Equally Inverness is only 35 miles to the north west, offering a significant array of retail, leisure and recreational facilities.

Forres 8.8 miles Elgin 12.4 miles Inverness 35.3 miles Aviemore 42.3 miles

Distances

Agricultural Land and Buildings

Agricultural Land

The land at Craigroy consists of 19 IACS registered field parcels extending to an area of 37.4 ha (92.42 acre) or thereby in total, as per the attached sale plan. The land is in good heart and currently under grass for livestock and silage production.

The majority of the land is south east facing, classed as Grade 3(2) or defined as land capable of average production, though high yields, of barley, oats and grass are often obtained. The land to the north of the farm steadings is classed as Grade 4(2) or land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.

BPS Entitlements are not included in the asking price but are available for sale by separate negotiation.

Buildings

There are twelve agricultural buildings at Craigroy Farm providing extensive accommodation for livestock and general storage. The buildings vary in age and condition but can generally be considered in good condition.

With four general purpose steel portal framed sheds, a pole barn, former silage pit and a selection of traditional stone built byres the buildings provide an excellent opportunity to establish and grow a productive livestock unit or potential diversification into livery or riding facilities.

In total the buildings extend to 2,150m2 GEA, it should be noted that the slurry tower and former silage pit are not in working condition.









Farmhouse & Cottage

Overview

Craigroy Farm benefits greatly from the two well proportioned homes that form part of the farm sale. Glenlossie (the main residence) and Craigroy Cottage are both well positioned and, whilst Craigroy requires refurbishment and a degree of modernisation, both provide ample space for a family and options for multi generation living or for possible diversification into holiday lets (subject to planning consents).

Glenlossie

The main farmhouse for the holding, measuring 163 sqm internally, was built c. 1990 and is well positioned at the entrance to the farm, offering views across the lower fields and beyond.

As you walk into the house via the spacious utility room (complete with boiler, wash basin and storage cupboards), you will find a comfortable and welcoming family home with large kitchen featuring integrated units, entrance porch and hall, living room (complete with open fire & back boiler), downstairs study or fourth bedroom, bathroom with shower, and a double bedroom with built in wardrobe.

Upstairs you are met by a well lit landing leading into two large and spacious double bedrooms with superb views across the farmland. Complimenting the upstairs is a shower room with toilet. The external windows and doors for Glenlossie were fully replaced in 2023, with triple glazing now providing increased sound proofing and heat retention.

Property Details Glenlossie EPC: Band D Internal Floorspace: 163 sqm Windows & Doors: Triple glazed Council Tax: E Heating: Oil Boiler, Radiators and back boiler Water: Private Supply Electricity: Mains Sewage: Septic tank Included in the sale: All carpets, curtains and blinds (except living room). White goods available by negotiation with owner.

Craigroy Cottage

While originally the main farmhouse, Craigroy Cottage has been utilised as accommodation for family and employees in recent years. Located to the rear of the farm buildings with access to the northern fields, Craigroy is an attractive traditional stone built, slate roof, four to five bedroom house. The property has benefited from previous extensions to expand living space and create additional accommodation.

Downstairs comprises large entrance hall, with kitchen area found to the left and a large former kitchen (complete with rayburn) on the right. As you move through the house, the downstairs bathroom is located on route to a large bedroom area with former fire place and flue liner. A secondary entrance to the (deceptively large) front garden with study area/snug, and a second bedroom completes downstairs.

Upstairs includes a large landing area offering additional storage space and two additional bedrooms with sloped ceilings.

Whilst refurbishment works to modernise would be welcome, the property is liveable and offers exciting potential for diversification for the successful buyer.

Outbuildings

Glenlossie benefits from a large wooden garage that provides ample storage space for gardening or sports equipment. Whilst not a garage, Craigroy Cottage has a selection of traditional steadings nearby which could easily be utilised for a car port or as storage for the house.

Property Details Craigroy Cottage EPC: Band G Internal Floorspace: 109 sqm Windows & Doors: Double glazed Council Tax: C Heating: electric heaters Water: Private Supply Electricity: Mains Sewage: Septic tank Included in the sale: All carpets, curtains and blinds. Any white goods available by negotiation with owner.

















Property Details & Important Notices

Viewings By Arrangement Only:

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800.

Those viewing must be aware that the property is a working farm and visitors must take reasonable precautions and care when visiting.

Services: Private water and drainage, mains electricity. EPC: Band D & G Council Tax: Band E & C Entry: By arrangement Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned. Access: Private road from single carriage way to access house and buildings, access right over private track to southern fields, shared responsibility with neighbours for upkeep.

Local Authority: Moray Council, Council Offices High Street, Elgin IV30 1BA, 01343 554600.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Directions - What3Words - ///incomes.portfolio.aware

From Forres take the B9010 from Saint Leonards Road and follow this road until you reach a Y junction with signage for Knockando / Dallas and Cardhu Distillery. Take this road and follow for a further 3.9 miles until you reach Dallas and the village War Memorial. Take a right here following signs for Dallas Church/Cardhu Distillery, after 0.3 miles take another right towards Dallas Church, pass the church and at the next junction take a left. Follow this road for 1.4 miles. As the road bends to the right and starts a slight incline take the right hand turn into Craigroy Farm.

Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must statisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning of memissions a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignation shall be effectual in avoiding such interest. **Disputes**: Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules**: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the withraw the property, and any error or mis-statement shall not annul the sellen or objective buyers, where any reference is made of entry. **Obligations of Purchasers etc.**: The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The sale is ubje

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ABERDEEN NORTHERN ESTATES To view this property or for further information, contact our Agent

Tom Richmond 01467 623800 estates@anmgroup.co.uk **ZOOPLCI** OnTheMarket rightmove

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ 01467 623800 estates@anmgroup.co.uk anestates.co.uk



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