



Elgin 12 miles



Dallas 1 mile



Inverness 35 miles

DITCHEAD DALLAS, MORAY

A rare opportunity to acquire an attractive farmhouse together with a useful range of farm outbuildings, all set within 23.57 hectares (58.24 acres) or thereby of predominantly Class 4.1 land.

Offers in excess of £480,000

DIRECTIONS

Travelling south-west from Elgin, take the B9010 road towards Dallas for around ten miles before turning left on to an unclassified public roadway, signed "Dallas ½ mile". Continue on this road through Dallas for approximately one mile before turning left (signed Churchyard) and then immediately right on to the private track signed for Ditchhead. Follow this track for around one third of a mile, whereupon you will arrive at Ditchhead farmyard.

The "what.three.words" location is [///nooks.uptown.rockets](#).

AMENITIES

The local area is well served for outdoor pursuits with a number of beaches, golf courses and hill walking opportunities all available in the locality.

Dallas has a local primary school, whilst the town of Forbes benefits from a good array of shops and supermarkets, primary and secondary school, leisure facilities, a GP surgery and road and rail links to Inverness and Aberdeen.

Elgin, the regional centre, offers a wider range of amenities including a number of supermarkets, hotels, further education facilities, leisure facilities and a hospital.

GENERAL OVERVIEW

The farmhouse is a traditional, two-bedroomed property on one floor, enjoying views over the surrounding farmland.

The farmhouse sits in a good sized area of mature garden grounds, with a useful range of garages and outbuildings to the eastern side and a timber cabin to the north.

The subjects extend to 23.57 hectares (58.24 acres) or thereby of attractive farmland with the fields currently to grass, but offering a range of agricultural, equestrian and amenity opportunities.

In addition, the property benefits from a large stackyard area with further traditional stone and slate farm buildings, garage buildings, poly tunnel and sheep handling facilities and a more modern agricultural building.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars.

ACCESS

Access is taken via a private track leading off from the public roadway.

ENERGY PERFORMANCE INDICATOR

The property has an EPC Band of F(38).

ACCOMMODATION

Farmhouse

The property benefits from an solid fuel stove, oil-fired central heating and double glazing.

- *Sunroom (4.60m x 2.77m)*
Linoleum tile-effect flooring, one exposed stonework wall, radiator, two wall mounted lights.
- *Entrance Hall (4.32m x 1.09m)*
Carpet tiled flooring, radiator, single pendant light.
- *Lounge (4.56m x 3.62m)*
Open tiled fireplace, carpet tile flooring, radiator, single pendant light.
- *Bedroom 1 (3.39m x 2.10m)*
Carpet tile flooring, phone point, radiator, single pendant light.
- *Kitchen (4.57m x 3.60m)*
Range of fitted wall and base units in stained wood, single bowl steel sink and side drainer, solid fuel Rayburn with tiled splashback, carpet tile flooring, ½ wooden clad walls, doors to hallways and Bedroom 2, radiator, single pendant light.
- *Bedroom 2 (3.32m x 2.10m)*
Carpet tile flooring, radiator, single pendant light.
- *Rear Hallway (2.23m x 2.09m)*
Doors off to kitchen, shower room and utility, lying in an extension off the side of the property.
- *Bathroom (2.87m x 1.45m, narrowing to 1.30m)*
Wet-room style, walk in shower, thermostatic shower unit, wash-hand basin with cabinet over, towel rail and radiator, single pendant light.
- *Utility Room (4.87m x 2.72m)*
Single bowl sink with side drainer, oil boiler, laminate flooring, external door leading to the rear of the property, single strip light.

Cabin

The cabin, totalling 7.10m x 4.35m (external measurements), is constructed of timber, box profile steel pitched roof and is clad in Larch with Kingspan insulation and Pine cladding internally.

The cabin benefits from double glazed windows throughout. It comprises an entrance vestibule, inner hallway, shower room with WC and sink (2.97m x 1.40m), two rooms (4.10m x 3.00m and 4.10m x 2.20m) and loft.

Outbuildings/Agricultural Buildings

- *Detached Garage (7.20m x 3.60m)*
Blockwork walls under a monopitch box profile roof with

an up and over garage door to the front.

- *Stone and Slate Building (10.55m x 3.96m)*
A useful dry storage building to the rear of the house with shelving, electricity connection, strip light.
- *Poly Tunnel (18.00m x 9.00m)*
Galvanised metal frame, gale breaker and polythene to sides, gates at either end, wooden partitions for sheep handling.
- *Cattle Court (18.00m x 8.72m, internal measurements)*
Steel portal frame with blockwork walls, raised feed trough, concrete water trough, feed trough, concrete water trough, internal gates, door to east end.
- *Store (7.70m x 5.00m)*
Blockwork wall to the south, corrugated tin sheet roof and sides, adjoining cattle court.
- *Former Silage/Draff Pit (7.50m x 6.00m)*
Concrete floor.

NB: all measurements are approximate and are external measurements for the outbuildings and agricultural buildings.

LAND

The land, extending to 23.57 hectares (58.24 acres) or thereby, is split into ten parcels and currently down to grass.

The land is mainly classified as class 4.1 on the James Hutton Land Capability for Agriculture Series (18.41 hectares) or thereby, with the balance being class 5.3 (5.16 hectares) or thereby.

Class 4.1 land is noted as being capable of producing a narrow range of crops, primarily grass with short arable breaks of forage crops and cereal. Class 5.3 land is categorised as being capable for use as improved grassland.

FARM ENTITLEMENTS

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.

Copies of Title Deeds can be obtained from Bowlts Chartered Surveyors, by request.

SERVICES

The property is served by mains electricity, with a private water supply. Drainage is to a private septic tank and soakaway system. The farmhouse also has phone and internet access points.

POSTCODE

The postcode for the property is IV36 2RZ.

LOCAL AUTHORITY

The Moray Council
High Street
Elgin, IV30 1BX
www.moray.gov.uk :: Tel: 01343 543451

COUNCIL TAX

The property is within Band A.

VIEWING

All interested parties may view the site by appointment with the sole selling agents, Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers are invited in excess of £480,000.

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

It should be noted that the vendors reserve the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents.

The vendors will not be bound to accept the highest or any other offer for this property.

CLOSING DATE

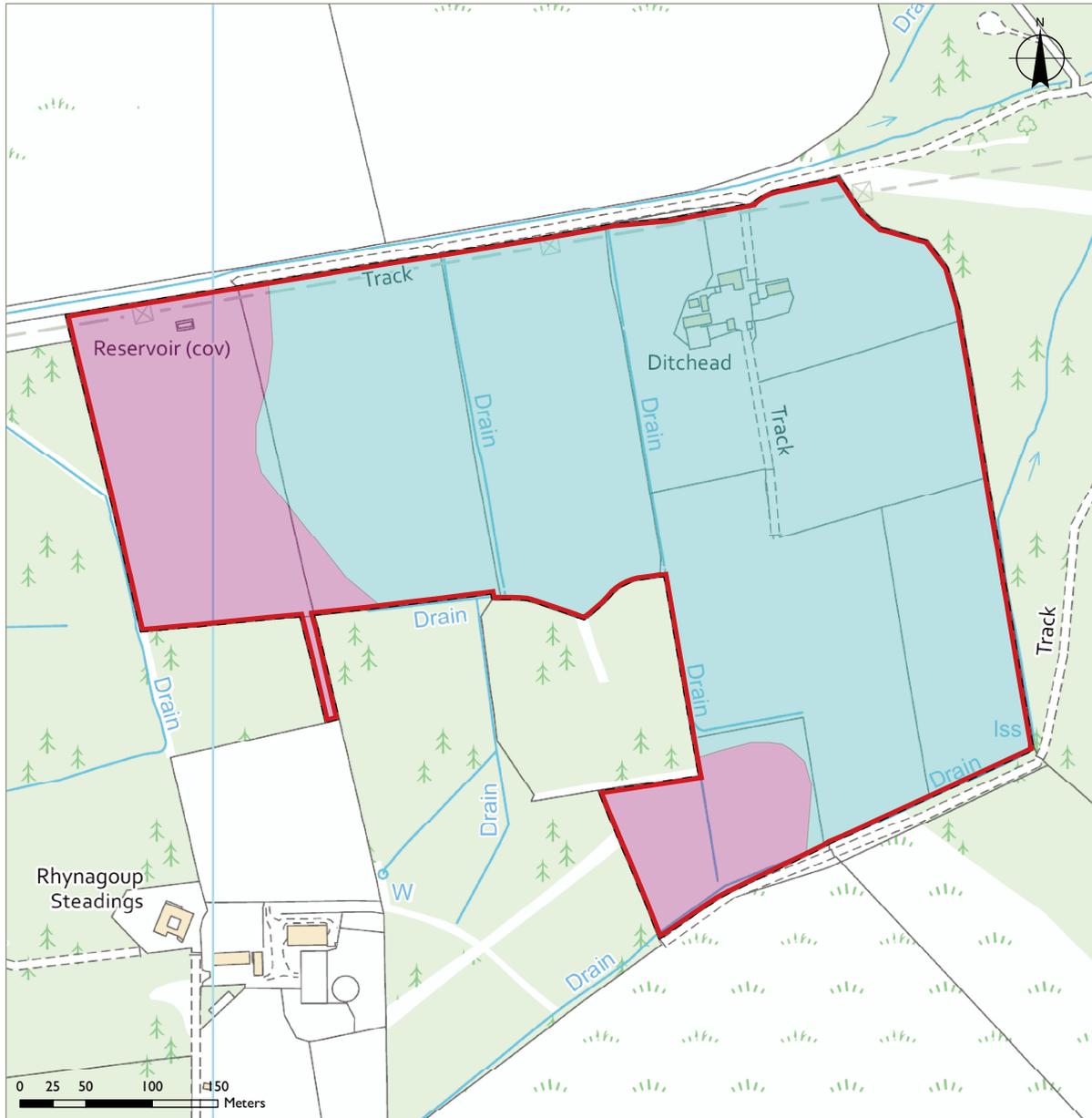
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller.

Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.

Ditchead, Dallas
FORRES, IV36 2RZ



Site Area (Approx): **23.57 Ha**

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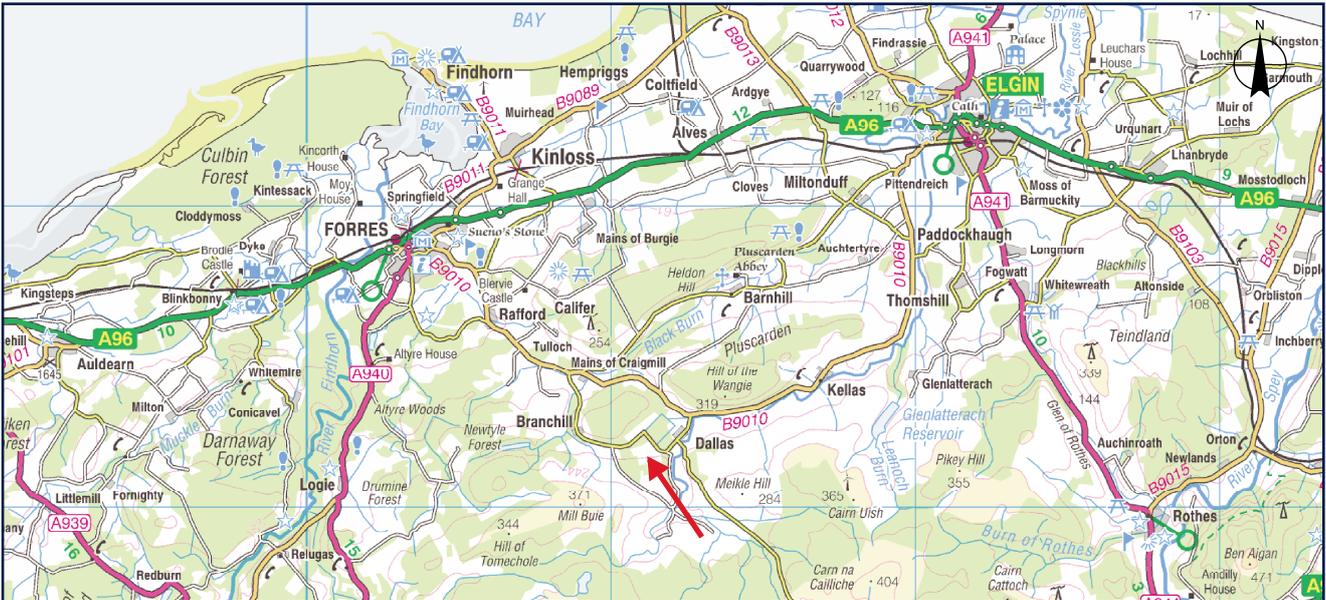
 Subjects for sale

Land Capability for Agriculture

 4.1 (18.42 Ha)

 5.3 (5.15 Ha)

BOWLTS



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400



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