

Galbraith

COCKMUIR FARM
LONGMORN, ELGIN, MORAY





COCKMUIR FARM, LONGMORN, ELGIN, MORAY

An attractive residential farm located in an accessible and highly desirable position

Elgin 4 miles ■ Inverness 42 miles ■ Aberdeen 65 miles

About 112.74 acres (45.6 hectares)

Offers Over £835,000

- 4 reception rooms, 6 bedrooms
- Delightful traditional farmhouse with flexible and spacious accommodation
- Many fine period features
- Charming mature garden
- Traditional farm steading
- 9.5kW solar panel system
- 64.24 acres (26 ha) arable
- 3.0 acres (1.22 ha) paddocks
- 32 acres (12.96 ha) woodland
- 10.84 acres (4.39ha) wetland

FOR SALE AS A WHOLE

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Cockmuir Farm is a magnificent residential farm located in a peaceful yet very accessible position about 4 miles south of the historic cathedral city of Elgin. Located nearby the small hamlet of Fogwatt, the farm enjoys close proximity to Elgin which offers an excellent range of amenities including good shopping with various supermarkets and boutiques, a Hospital, two leisure centres, a swimming pool and cinema. The area also offers some fine hotels, restaurants and local attractions. There are a number of good primary schools in Elgin and two secondary schools. Private schooling is available at Gordonstoun School, Duffus about 10 miles away.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Rivers Spey and Findhorn, skiing at The Lecht and Cairngorm range, sailing in the Moray Firth and walking. There are many highly regarded golf courses in the area including Elgin Golf Club which is located about 3 miles to the northwest. Located about 20 minutes' drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent water sports and highly regarded Inns.

Inverness (42 miles) has all the facilities of a modern city including its Airport (35 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 60 miles to the east.

DESCRIPTION

Cockmuir Farm is a delightful small farm located in a very accessible position near the hamlet of Fogwatt to the south of Elgin. Extending to about 45.6 ha / 112.7 acres the farm comprises a very attractive traditional farmhouse; a useful stone built steading, excellent arable and pasture land, a delightful wetland with pond and an area of mature mixed species woodland.



Cockmuir House

An impressive, traditional farmhouse constructed of stone under a pitched slate roof and dating from 1898. The house been extended and improved over the years, creating what is now a wonderful family home. Spacious and very well appointed accommodation is provided over two storeys. On the ground floor, a vestibule opens to the reception hall with stairs to the first floor and doors to the principal accommodation. To the right is a wonderful, dual aspect sitting room with an open fireplace and a door leading to a sun room. Left in the hall accesses the dining room, also with a fireplace and a wood burning stove. There is a superb dining kitchen with a range of wall and floor units, a granite worktop and a gas fired Aga. The kitchen is open to a bright and airy dining / family room with French doors leading to the garden. A door leads to a rear vestibule. Also on the ground floor is a rear hall, utility room and WC / cloak room. From the rear hall, a flight of stairs leads to a small bedroom (originally for use by the house staff) whilst the main staircase from the hall leads to a family bathroom, shower room and 4 bedrooms, one of which has a door to a dressing area and on to an additional bedroom. A second floor has an attic room with several built in storage cupboards.

The house appears to be in good condition and is very tastefully decorated throughout with many of the features one would hope to find in a property of this age and character including fireplaces, high corniced ceilings and bay windows. The open plan kitchen/dining room; the sitting room and dining room are particularly appealing rooms. The house is heated using mains gas fired central heating and is connected to mains water and electricity. In addition, it is connected to a bank of 38 solar panels (circa 9.5kW) which generates a modest annual income and help reduce ongoing electricity consumption.

To the side and rear of the house is a delightful garden with areas of lawn and many mature hedges, flower beds and borders. There is ample parking space for several vehicles. The grounds are nicely protected to the north by some relatively recently planted mixed species woodland in addition to a further strip planted on the western edge of the farm.



Steading

Located adjacent to the house is a superb stone and slate built steading which not only offers excellent storage and livestock accommodation (suitable for sheep and as stabling for ponies and horses), it also offers potential for development into additional accommodation (subject to planning).

Land & Woodland

The land identified for potential sale extends to about 45.6 hectares (112.7 acres) or thereby in total and includes a very attractive area of wetland, good quality arable / pastureland and various pockets of mixed species amenity woodland, including a sizeable area of mature woodland.

The farmland is predominantly contained within two substantial fields (capable of arable production) extending to about 26ha (64.2 acres) with five smaller paddocks extending to about 1.2ha (3 acres) located nearer to the house. Each field is served by a mains water trough. Sitting to the north of the farm is an area wetland with mixed broadleaves and pond. Extending to about 10.84 acres (4.39 ha) this is a very picturesque pocket of the farm and is haven for wildlife.

In addition to various smaller pockets of mixed species amenity woodland across the farm, to the south lies the Cockmuir Wood of which the area for sale extends to about 11.1ha (27.5 acres). The wood comprises a mix of native broadleaves and mature conifers, the majority of which is a designated Ancient Woodland. Access to Cockmuir Wood can be taken internally across the farm or taken over a track originating near the village hall.

A table showing the approximate breakdown of the farm is shown below:

	Ha	Acres
Arable / Temporary Grass	26.0	64.2
Woodland	12.96	32.0
Wetland	4.39	10.8
Paddocks	1.22	3.0
Other (house, garden, buildings etc.)	1.03	2.5
Total	45.6	112.7

METHOD OF SALE

Cockmuir Farm is offered for sale as a whole

ACCOMMODATION

Ground Floor:

Vestibule. Hall. Kitchen/Dining Room. Dry Room. Dining Room. Sitting Room. Sun Room. Rear Hall. Shower Room. Utility Room.

First Floor:

Landing. Bathroom. Shower Room. 5 Bedrooms. Maid's Room.

Second Floor:

Attic Room/Store.

Steading

A traditional stone and slate built 'L' shaped steading including:

Byre. About 9.60m x 4.60m

Concrete floor, sink, power / lights, solar panel switch gear.

Store / Workshop. About 4.7m x 5.5m

Byre 2. About 4.3m x 16.8m

Concrete floor, 2 pairs of double doors, solar panel switch gear.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Cockmuir House	Mains	Private	Mains	Gas	Band F	Freehold	C71

IACS

All the farmland is registered for IACS purposes and the farm code is 592/0128

NITRATE VULNERABLE ZONE (NVZ)

The land at Cockmuir Farm is included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

Part of the grassed of the farm has been entered into an agri-environmental scheme for wader mown grassland management. The scheme is due to expire at the end of 2023.

BASIC PAYMENT SCHEME (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2019 for the remainder of the scheme year.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Moray Council

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government, Agriculture and Rural Economy, Alexander Fleming House, 8 Southfield Drive, Elgin, IV30 6GR

MINERALS

The mineral rights are included.

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

Curtains and any fitted carpets (except the curtains in the dining room) are included in the sale price. No other items are included unless mentioned in the sales particulars.

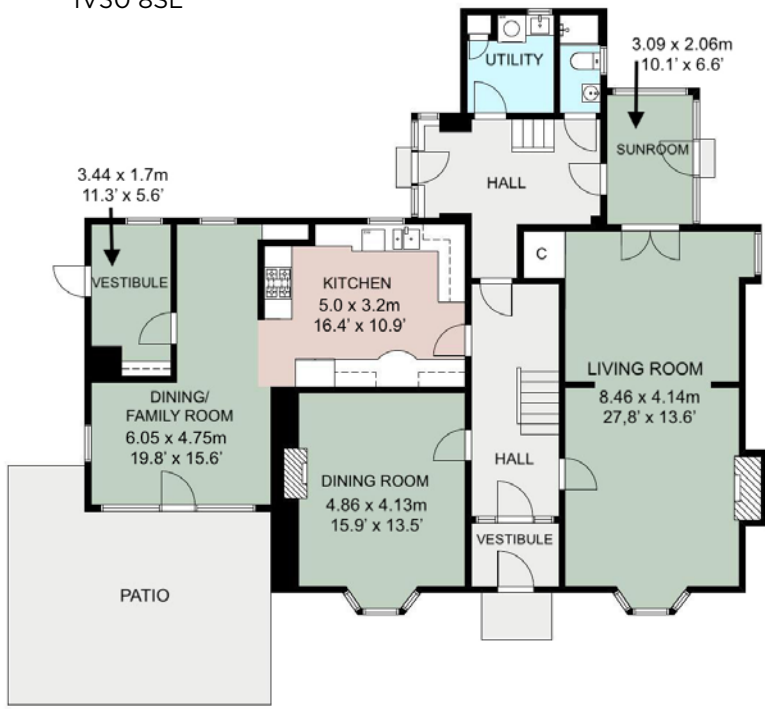
DIRECTIONS

From Elgin, head south on the A941 sign posted to Rothes. After about 4 miles and once in the small hamlet of Fogwatt, turn right (opposite the entrance to Glenelgin Road) onto a single track road where Cockmuir is located at the end of the track. See Site and location Plan for details.

ACCESS

Several neighbouring residential properties; Leddach Cottage, Morven Hill, Tighnchoille, Treetops and Broombank have rights of access over the farm drive and tracks.

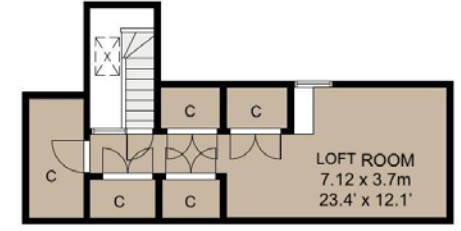
Cockmuir House
 Longmorn
 Elgin
 IV30 8SL



FLOOR 1



FLOOR 2



FLOOR 3

Illustration for identification purposes, dimension may vary. Not to scale.



POST CODE
IV30 8SL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cherubs.soon.fortnight

SOLICITORS

R&R Urquhart, Forres, 117-121 High Street, Forres, Moray, IV36 1AB

VIEWING

Strictly by appointment with the Selling Agents.

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(s).

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.

HEALTH & SAFETY

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

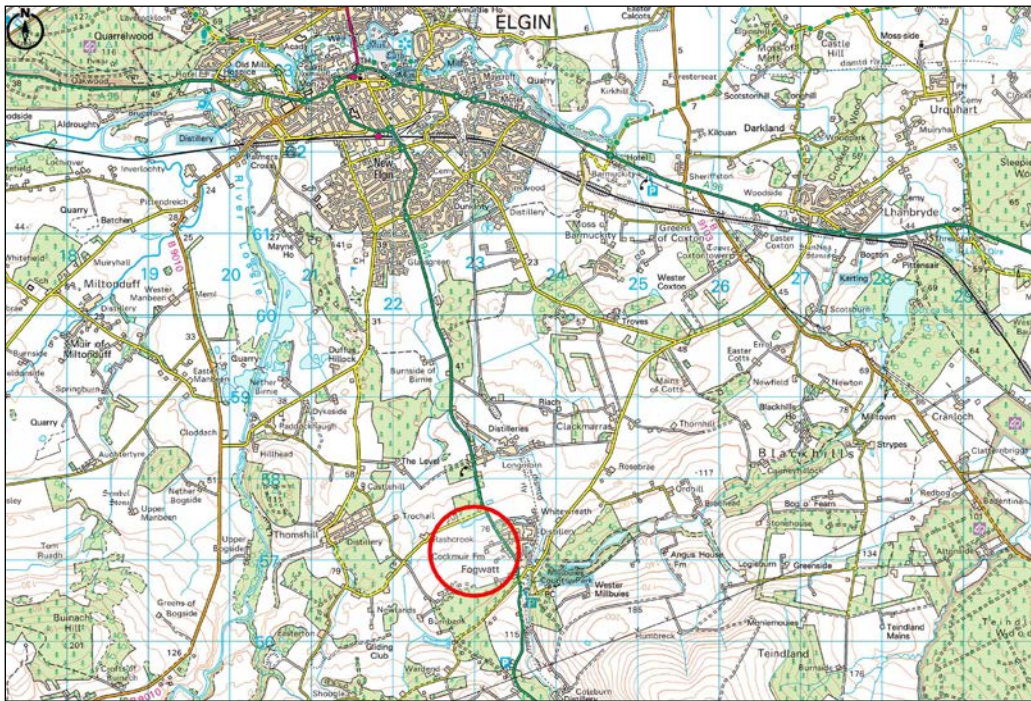


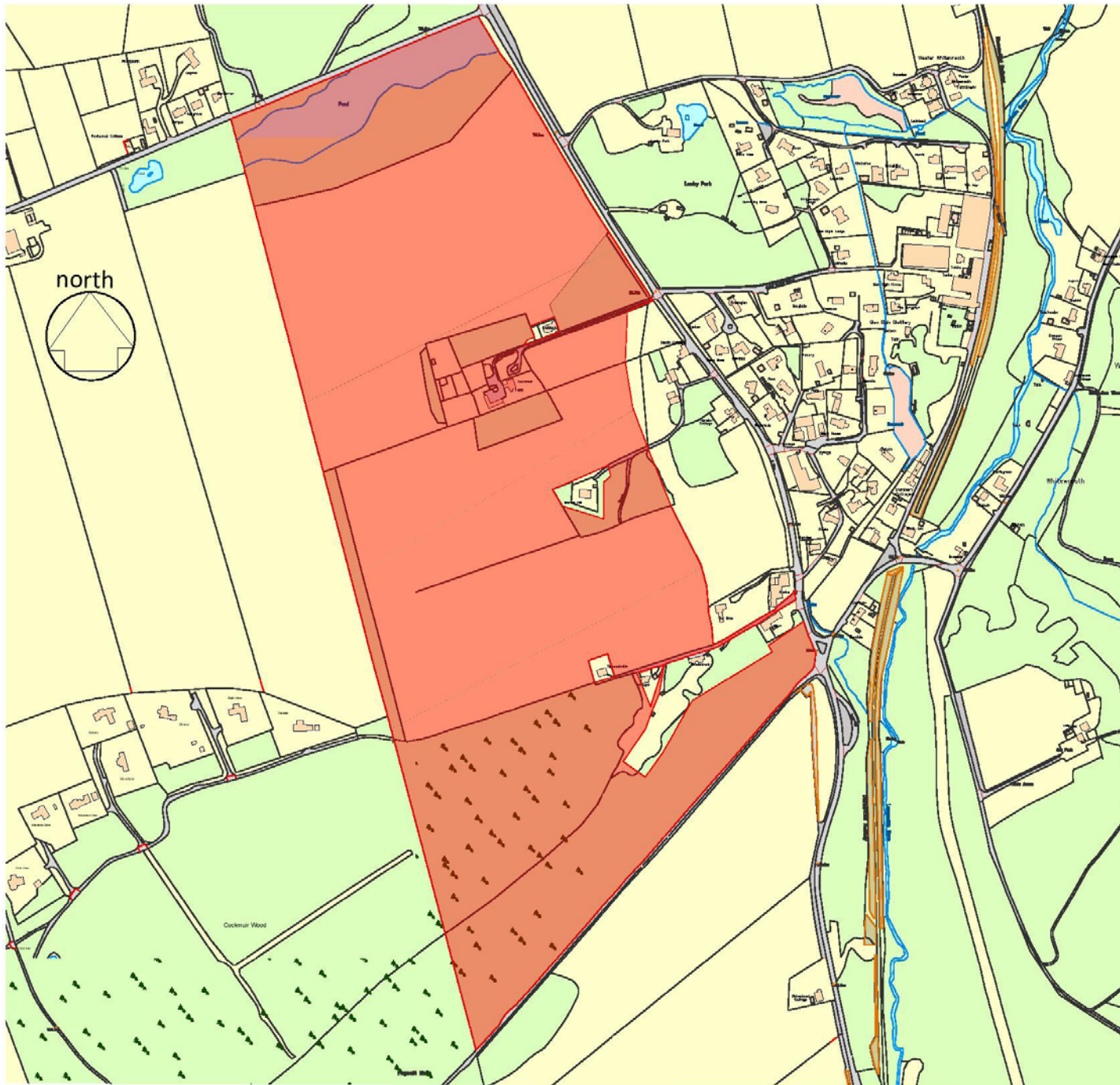
THIRD PARTY RIGHTS AND SERVITUDES

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.

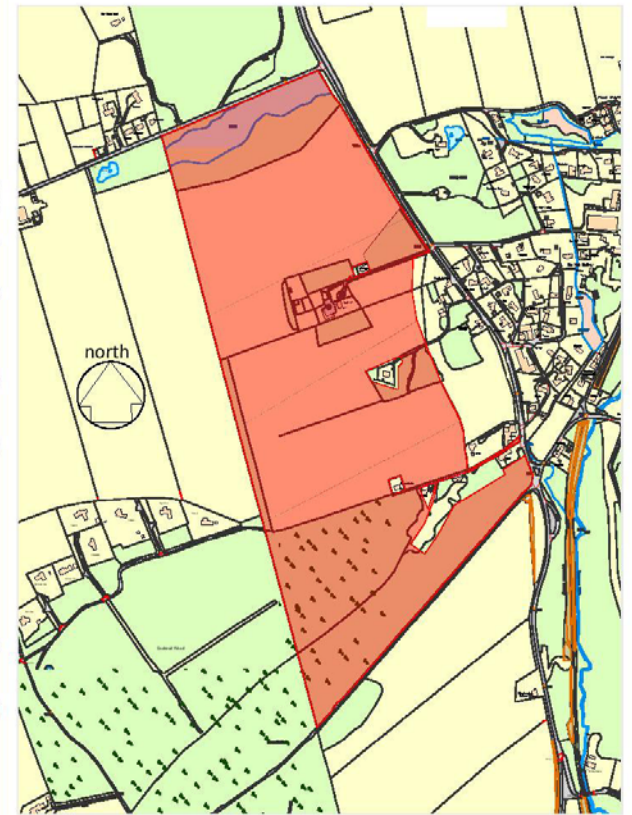
IMPORTANT NOTES

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 August 2023.





Cockmuir and the Heath, Fogwatt, Elgin



Area shaded red = 112.33acre otb
NJ 23143 57117

Drawing Title
deed plan

Scale at A3
1:5000/10000

Date:
3.10.23

Drawing No.
023/2155/WLD

grant and
geoghegan

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architectural consultants

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DRAFT





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