

An aerial photograph of a rural property. In the foreground, a large, vibrant green field is bordered by a dense line of trees. To the left, a paved road curves through the landscape. In the middle ground, a cluster of several houses with dark roofs is nestled among trees. The background features a vast expanse of agricultural fields, some golden-brown and others green, under a clear blue sky.

Galbraith

FIELD AT UPPER WHITEFIELD
MOSSTOWIE, ELGIN, MORAY



FIELD AT UPPER WHITEFIELD, MOSSTOWIE, ELGIN, MORAY

A bare agricultural field in an accessible location

Elgin 4 miles ■ Forres 8.5 miles ■ Inverness 36 miles

- Excellent grazing / arable land enclosed within a single field
- James Hutton classified grade 3(2) land
- Easy access to public road
- Limited short to medium term development potential

About 1.54 ha (3.80 acres)

Offers Over £40,000

Galbraith

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SITUATION

The Field at Upper Whitefield is located in a wonderful and easily accessible rural setting near the charming hamlet of Milntown, to the south-west of Elgin. Moray is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in Moray also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

Both the county town of Elgin (about 4 miles) and Forres (about 8.5 miles) provide a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions including the world famous Plusscarden Abbey which dates back to the 13th Century and is located about 3.4 miles away. Schooling up to secondary level and University education (University of the Highlands and Islands - Moray campus) is available in Elgin whilst the world famous Gordonstoun Independent School, is only 7 miles away near Duffus. Excellent primary schooling is available nearby at Mosstowie Primary. To the west, Inverness (about 37 miles) has all the facilities of a modern city including its airport (about 69 miles) which offers regular flights to the south and summer flights to parts of Europe.

DESCRIPTION

The property comprises a single field located in an accessible and very desirable position. Extending to about 1.54 ha / 3.80 acres, the field has a southerly aspect and is essentially flat lying and has a direct access on to a minor public road. The field is fenced however it would not necessarily be considered as stock proof. The field is classified by the James Hutton Institute (Land Capability for Agriculture) as grade 3(2). The current owner has investigated development potential for the site and in the short to mid-term at least, it would not appear to meet hold any significant opportunities in this regard. It is not registered for IACS purposes and not eligible for farm subsidy payments.

SERVICES

Mains services are available nearby.

DIRECTIONS

From Elgin, head west on the A96 towards Inverness. At the Dr Grays roundabout, take the second exit onto Plusscarden Road (B9010) and follow this road out of Elgin, passing over the River Lossie at Palmers Cross and continuing for about half a mile before taking the right fork towards Milntown. Continue for about a mile to the small village of Milntown. In Milntown, take the first right and continue up the brae and past Mosstowie Primary School. The field is located on the right hand side after about 200m. see site and location plans for further details.

POST CODE

IV30 8TX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: offerings.output.testers.

SOLICITORS

Grigor & Young (Elgin)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

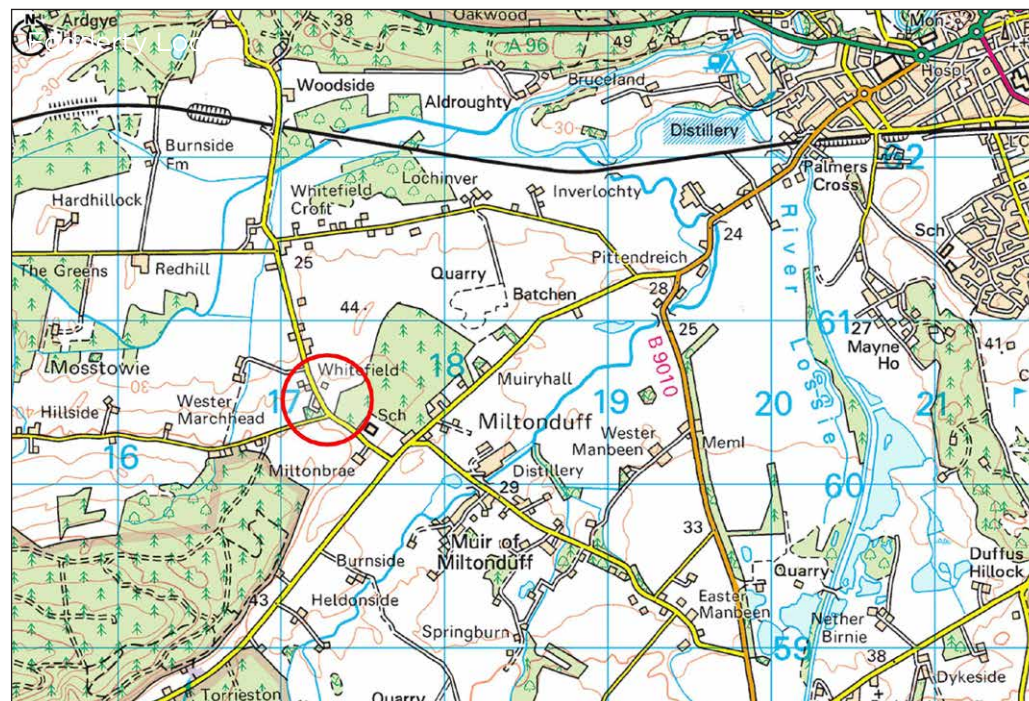
Failure to provide this information may result in an offer not being considered

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 07824 413 559 Email: claire.achesongalbraithgroup.com

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, together with proof of funding and Identification. 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. Photographs taken in August 2025





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