

An aerial photograph of the Pluscarden Estate in Elgin, Moray. The image shows a large, light-colored stone house with a gabled roof, surrounded by lush green lawns and dense forests. In the foreground, there is a large, rectangular garden area enclosed by a stone wall, featuring a central circular lawn and several smaller, curved garden beds. The background consists of rolling hills covered in green fields and dense woodlands under a blue sky with scattered white clouds.

Pluscarden Estate

by Elgin, Moray

An exceptional mixed agricultural, woodland and residential Estate located in Moray

Pluscarden Estate, by Elgin, Moray

Elgin 6 miles, Inverness 37 miles, Aberdeen 70 miles

Features:

- Lot 1 – Pluscarden Estate – about 1,099.76 acres (445.06 Ha)***
 - Westerton House comprising 4 en-suite bedrooms and 3 reception room
 - Formal gardens including stunning large walled garden and 2 ponds
 - Westerton Cottage comprising 3 bedrooms & 2 reception rooms
 - Farm buildings
 - Extensive agricultural land, commercial and amenity woodland
 - Sporting opportunities

- Lot 2 – Netherbyre – about 266.17 acres (107.72 Ha)***
 - Netherbyre Farmhouse buildings (currently let on a life tenancy)
 - Arable & grazing land

About 1,365.94 Acres (552.78 Ha) in total

For sale as a whole or in 2 lots



Situation

Pluscarden Estate sits in a picturesque and highly desirable setting in the Vale of Pluscarden, an area of great landscape value in the County of Moray and with the world famous Pluscarden Abbey located close by.

The undulating topography and landscape allow for fantastic views across the estate and surrounding woodland and rich farmland drained by the Black Burn, a tributary of the River Lossie.

The County of Moray, is famous for its mild climate, beautiful and varied countryside with rich agricultural land, prosperous fishing villages and wide open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park.

This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world-famous Spey and Findhorn Rivers, skiing at the Lecht in the Cairngorm range, sailing and walking. The Culbin Forest is a short drive away with its marked walks and cycle trails and offers excellent opportunities for a wide range of outdoor pursuits.

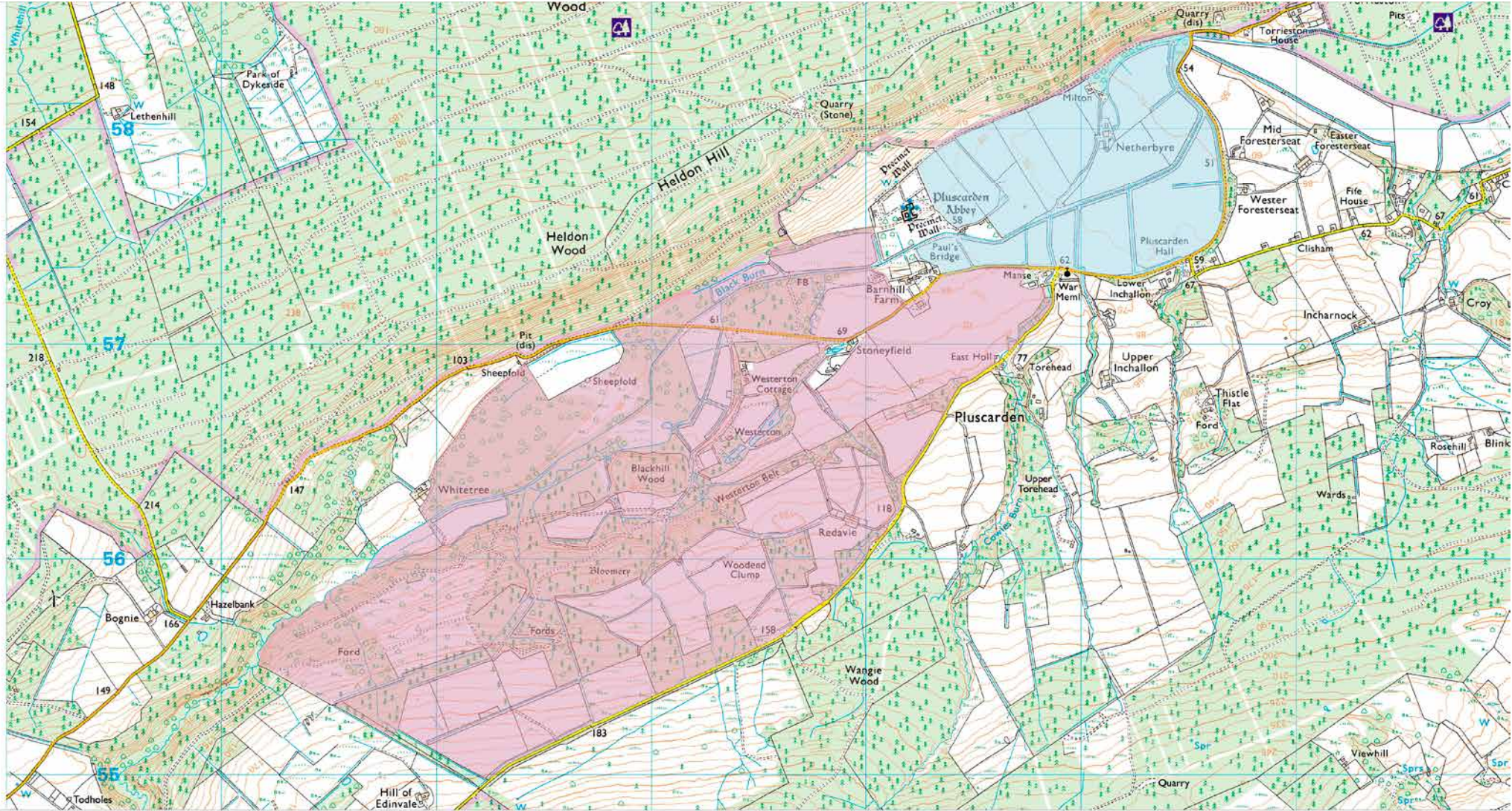
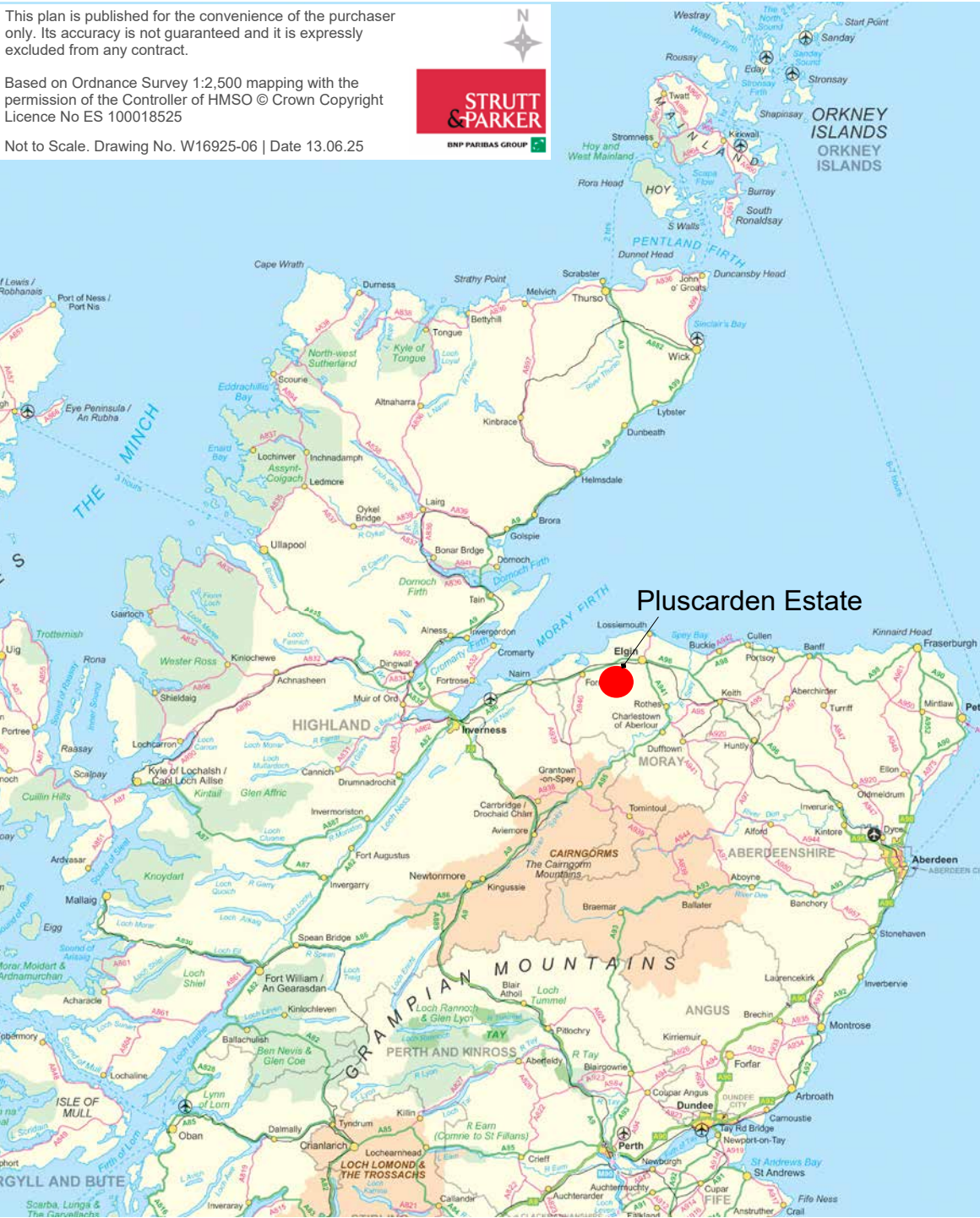
The towns of Elgin and Forres provide a comprehensive range of shops and amenities; whilst Inverness (37 miles west) offers all the facilities of a modern city including its airport with regular

flights to the south and summer flights to parts of Europe. Aberdeen (70 miles southeast) provides extensive city amenities including Aberdeen International Airport (66 miles) which offers regular connections to domestic airports and international destinations. Private schooling is provided just north of Elgin at Gordonstoun School (12 miles). Other private schooling is available in Aberdeen at Albyn, Robert Gordons, The International School and St Margaret's. The estate is very accessible, situated between the A96 and A95 which provide access to the wider road network including the A9 and the A90 for routes in all directions. The A96 also provides easy access to Europe's oil capital, Aberdeen, where culture, art and further amenities can be enjoyed.

With regards to agricultural services, the area profits from nearby grain merchants, machinery dealers and suppliers. The closest livestock market of scale is Aberdeen and Northern Marts at Thainstone by Inverurie.

Description

Pluscarden Estate is stunning mixed agricultural, residential and woodland estate located in the vale of Pluscarden close to the famous Pluscarden Abbey. In total the estate extends to approximately 1,365.94 acres (552.78 Ha) and is offered for sale as a whole or in two lots as follows:



Pluscarden Estate, Elgin, Moray

Total Area (552.78 ha / 1,365.94 ac)

Lot Key

1 Lot 1 (445.06 ha / 1,099.76 ac)

2 Lot 2 (107.72 ha / 266.17 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. W16925-05 | Date 12.06.25



Lot 1 Pluscarden Estate

Extending to approximately 1,099.76 acres (445.06 Ha), this comprises Westerton House, and gardens, Westerton Cottage, some farm buildings and an extensive acreage of arable, grazing land and woodland (as noted below).

Westerton House

Westerton House dates back to around 1990 and is located on the site of an older house which was demolished in the 1960s. The house is approached from the main road via a private tree lined track and enjoys a good amount of privacy, constructed of timber frame and block construction with a harled exterior set under a pitched and slate covered roof. The accommodation within the house is spacious and well-presented and has wonderful views over the surrounding mature gardens and lawns.

The accommodation can be briefly described as follows:

Ground Floor

Dining hall, drawing room, breakfasting kitchen, vestibule, rear hall, cloakroom, bedroom 5/ study and conservatory

First Floor

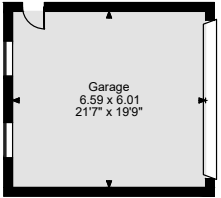
Principal bedroom with en-suite bathroom and dressing room, 3 further bedrooms (en-suite) and laundry room.



Floorplans for Westerton House

Approximate Gross Internal Area*:
Main House internal area 4,048 sq ft (376 sq m)
Garage internal area 426 sq ft (40 sq m)
Balcony external area 107 sq ft (10 sq m)
Total internal area 4,474 sq ft (416 sq m)
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



Outbuildings, Gardens & Grounds
The surrounds of the house are notable with extensive lawn areas, specimen trees and to the southeast and west of the house together with 2 large feature ponds which lie to the south.

To the west of the house lies a spectacular walled garden which enjoys a secluded and peaceful location. The garden is well maintained and comprises areas of lawn, manicured hedging, specimen trees, flower beds together with a glass house and greenhouse.



Westerton Cottage
Lying to the north of Westerton House is Westerton Cottage which was built in the late 1980s. This house enjoys extensive and well-proportioned accommodation and is of timber frame and block construction set under a pitch slated roof. The house which sits within its own substantial lawned garden area can be briefly summarised as follows:

Ground Floor
Porch, scullery, kitchen, reception hall, sitting room, study 1, living room, study, 2 bedrooms.

First Floor
Bathroom, 3 bedrooms.

Floorplans for Westerton Cottage
Approximate Gross Internal Area*: 2,033 sq ft (189 sq m)
Illustration for identification purposes only. Not to scale.
*As defined by RICS – Code of Measuring Practice.



Farm Buildings

General Purpose Agricultural Shed

A large general purpose shed is located on the roadside within the hamlet of Pluscarden adjacent to the main road. This building is currently let out on a short term commercial lease. Further details from the selling agents.

Cattle Court

Lying on the southern side of the estate is a Cattle Court with yard area adjacent. It is concrete built under a cement fibre roof, with timber trusses with two external silage clamps. It is serviced with mains water and electricity.

Agricultural Land & Woodland

The lands include arable, permanent pasture, temporary grass, rough grazing, woodland grazing and both commercial and broadleaf woodlands.

The land forming lot 1 comprises the following:

Land Use	Acres	Ha
Arable	148.70	60.18
Pasture	264.00	106.84
Rough grazing	90.46	36.61
Woodland/forestry/ open ground	566.40	229.22
Miscellaneous (houses roads, gardens etc)	30.21	12.22
Total	1,099.76	445.06

Agricultural Land

The land is graded as a combination of grades 3.1 and 4.2 by the James Hutton Institute and has a relatively neutral to gently undulating gradient. The land is all easily accessed by way of public roads and also internal farm tracks.





Woodland

Pluscarden Estate contains an attractive mixture of mature broadleaves with a core of productive conifers of varying age ranges. The commercial area extends to approximately 44.22 hectares (109.26 acres) and comprises predominantly high yield class Sitka spruce with areas of Scots pine, Douglas fir and Larch.

The majority of the commercial crop was planted in 2015 and is now exhibiting strong yield classes, which will produce a good volume of timber when maturity is reached. There is a small area of mature conifers that would be suitable for immediate felling allowing a purchaser to benefit from immediate tax-free income

The land is subject to forestry grant schemes, please contact the selling agents for more information

A copy of the compartment map and schedule is available from the selling agents.



Lot 2 –Netherbyre

Extending to approximately 266.17 acres (107.72 Ha) of land together with Netherbyre Farmhouse, which is currently let under a life rent tenancy and would benefit from some upgrading and modernisation.

The accommodation of the house is as follows:

Ground Floor

Porch, scullery, kitchen, reception hall, sitting room, study 1, living room, study 2,-bedroom.

First Floor

Bathroom, 3-bedrooms.

The land within lot 2 can be summarised as follows:

Land Use	Acres	Ha
Arable	221.55	89.66
Pasture	3.85	1.56
Woods	27.20	11.01
Miscellaneous (houses roads, gardens etc)	13.56	5.49
Total	266.17	107.72

Netherbyre Farm Buildings

There is a range of farm buildings lying to the north of Netherbyre Farmhouse. These include a Dutch Barn and a stone built traditional steading which is in a poor state of repair.

Sporting and Amenity

Pluscarden offers some good Roe Deer stalking. The estate was once renowned for its pheasant shoot which could be re-established.





General

EPC & Council Tax:

<i>Property</i>	<i>EPC</i>	<i>Council Tax Band</i>
Westerton House	D	G
Westerton Cottage	D	F
Netherbyre Farmhouse	G	D

Services:

<i>Property</i>	<i>Water</i>	<i>Electricity</i>	<i>Drainage</i>	<i>Heating</i>
Westerton House	Mains	Mains	Private	Oil
Westerton Cottage	Mains	Mains	Private	Oil
Netherbyre Farmhouse	Mains	Mains	Private	Oil

Drainage: Drainage is registered with SEPA.

Method of Sale: For sale as a whole or in 2 lots.

Designations/Listings: The estate has designations as follows: Netherbyre Farmhouse – Grade C listed.

Local Authority: Moray Council, High Street, Elgin, Moray, IV30 1BX

Planning: Parties should contact the Moray Council in respect of any planning enquiries.

Ingoing Valuation: In addition to the purchase price, the purchaser will be required on the date of entry to pay an additional and separate sum for:

1. Any growing crops.
2. Any cultivations.
3. Any unexhausted manures in field storage.
4. Any silage on the farm.
5. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Basic Payment Scheme: The Basic Payment Scheme (BPS) are included in the sale. The vendors will, if appropriate, retain any payments relating to the 2025 scheme year. Further information in relation to the Basic Payment can be obtained from the selling agents.

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

Forestry: Forestry Land Scotland enquiries.east@forestryandlandscotland.gov.uk

Nature Scot: The Links, Golspie Business Park, Golspie, Sutherland, KW10 6UB

Rights of Way and Access: Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

Timber: All standing and fallen timber, insofar owned, is included in the sale.

Mineral Rights: As far as they are owned, the minerals are included in the sale.

Sporting Rights: The sporting rights are in hand.

Travel Directions:

Postcode: IV30 8TZ

What3words: ///raft.crouching, shadowed

Entry and Possession: The date of entry will be by mutual agreement between the purchaser and the sellers.

Viewing: Strictly by appointment with the selling agents: Strutt & Parker, Perth Suite, Castle House, Fairways Business Park, Inverness, IV2 6AA Tel: 01463 719171, or email euan.maccrimmon@struttandparker.com

Closing Date: A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA, euan.maccrimmon@struttandparker.com.

Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

Asking Price:
Lot 1 – Offers over £5,000,000
Lot 2 – Offers over £1,500,000
The whole – offers over £6,500,000

Financial Guarantee/ Anti Money Laundering: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price. In addition, the offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

Solicitors: Turcan Connell, 1 Earl Grey Street, Edinburgh, EH3 9EE
Contact: Grierson Dunlop/ Heather Burnett.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing.

Plans, Areas and Schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul



the sale nor entitle either party to compensation in respect thereof. Note If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

Special Conditions of Sale:
1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the sellers reserve

the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers in that event

reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser’s failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage

rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.

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including Prime Central London

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