



This exceptional property offers a substantial modern general-purpose building set on approximately 12.5 acres (5.05 hectares) in a private, elevated location between Keith and Dufftown, Moray. It includes three 15kW Proven wind turbines and a 100kW biomass boiler, generating a reliable renewable income of around £2,000 per month. The site, formerly a limestone quarry and landfill restored with topsoil, provides significant potential for further development, subject to planning permission. Features include secure access, spacious concreted yard areas, and essential utilities such as three-phase electricity and private water. This versatile rural property presents a rare opportunity for agricultural, industrial, or ecological use with established green energy benefits.

- Substantial modern building
- Three 15kW wind turbines
- 100kW biomass boiler
- Proven renewable income
- Development potential (STP)
- 12.5 acres total





## Former Quarry, Towiemore, Keith, Banffshire, AB55 5JA

An exceptional opportunity to purchase a substantial general purpose building with established income from three 15kW wind turbines and a 100kW biomass boiler, plus significant potential for further development on about 5.05 hectares (approximately 12.5 acres) in total. The sale includes ownership of the access road from the main road, which may be widened to better accommodate agricultural vehicles or articulated trucks.

Occupying an elevated and private position between Keith and Dufftown in Moray, this former limestone quarry extends to around 3.25 hectares (8 acres) within the larger title. Included in the sale is a modern, versatile building with a 100kW Froling T4 biomass boiler (installed 2015) and three Proven 15kW wind turbines (installed 2010), which collectively generate about £2,000 per month in renewable incentives and export payments (amount subject to output and terms). The building, of steel portal frame on a concrete base, offers approximately 560m<sup>2</sup> (6,000 sq.ft) plus an extension covering a further 300m<sup>2</sup> (3,270 sq.ft), with electric roller doors, three-phase electricity, private water supply, landline/broadband connection, and integral office/toilet. Additional benefits include security cameras and a concreted yard at the rear providing excellent storage or operational space.

The site, previously owned by Moray Council and once operated as a landfill (now restored with approximately 4ft of topsoil), may offer scope for future development—including agricultural, business, or storage use—subject to planning. The title reportedly obliges Moray Council to address any legacy landfill issues, but prospective buyers should verify this independently. Mature tree screening enhances privacy and amenity.

### Renewables:

- Froling T4 100kW biomass boiler (serviced April 2022); RHI contract generating around £1,000/month.
- Three Proven 15kW wind turbines (installed 2010); total income about £1,000/month; regularly serviced.

This is a rare chance to acquire a highly versatile industrial/agricultural property with established renewable income and development opportunities. Enquiries and viewings strictly by prior arrangement.

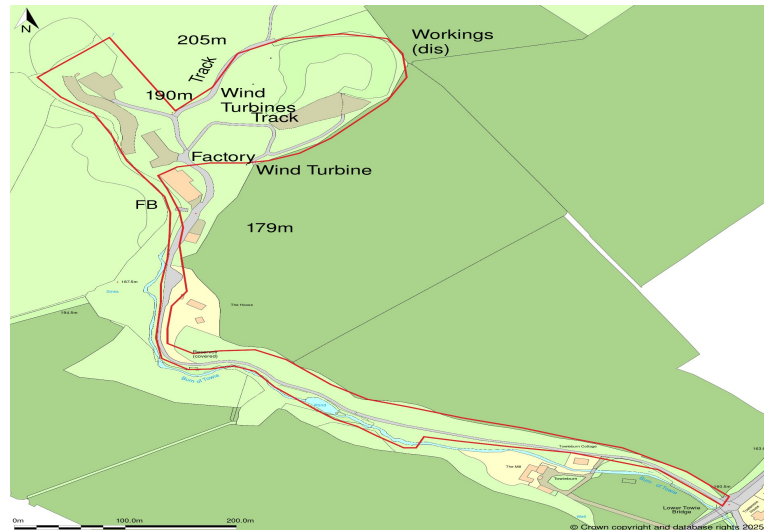
Directions: From Keith, follow the B9014 towards Dufftown for roughly 4 miles. Turn right just before the Burn of Towie crossing and continue on the tarred road, keeping left past 'The Hoose', until reaching the property. Note: There is a locked barrier on the access road; all viewings strictly by appointment with the sellers.

## CCL Property

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and things tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.