

An aerial photograph of a rural landscape. In the foreground, a large green field is dotted with numerous round hay bales. A dirt road runs diagonally from the bottom left towards the center. In the middle ground, a farmstead with several buildings, including a large barn and a house, is surrounded by trees. To the right of the farm, a large, rectangular field of golden-brown harvested crops is visible. In the background, a small village with several buildings is nestled among trees. The horizon shows rolling hills under a cloudy sky.

Galbraith

AUCHENCRIEVE
METHLICK, ELLON



AUCHENCRIEVE, METHLICK, ELLON, AB41 7DJ

A well known and productive residential farm

Methlick 1 mile ■ Ellon 10 miles ■ Aberdeen 24 miles

FOR SALE AS A WHOLE

Auchencrieve Farmhouse, a range of farm buildings and 122.25 hectares (302.08 acres) of land.



Galbraith

Aberdeen
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aberdeen@galbraithgroup.com

 **OnTheMarket**

LOCATION

Auchencrieve is situated 1 mile north of Methlick, 10 miles north-west of Ellon and 24 miles north of Aberdeen, in the county of Aberdeenshire.

VIEWING

Strictly by appointing with the sole selling agents -Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

From Ellon take the B9005 signposted to Methlick, on arriving in the village turn right onto the B9170 signposted New Deer. Follow this road for 1 mile, turn right signposted for Auchencrieve with the farm entrance being on the right hand side.

SITUATION

Auchencrieve is situated 1 mile north of Methlick, 10 miles north west of Ellon and 24 miles north of Aberdeen, in the county of Aberdeenshire. The land is suitable for a wide range of farming activities including growing of cereals, root crops and potatoes, in addition to grass land. The area is well resourced in terms of agricultural infrastructure, being well served by a number of grain merchants, agricultural suppliers and machinery dealers, in addition to the Machinery Ring. Auction Marts can be found at Huntly and Inverurie with modern abattoirs being situated at Inverurie, Turriff and Portlethen.

The village of Methlick is served by a Parish Church, general store, a hotel, village hall and primary school. The village also boasts a number of clubs and interest groups including the Methlick Heritage Society, the Cricket Club, which is a member of Aberdeenshire Cricket Association and a football team which competes in the Buchan Welfare football league. Places of interest in the vicinity include Haddo House, being a stately home and arts venue with theatre and concert hall and the ruins of Gight Castle, being the ancestral home of Lord Byron.

Secondary schooling is available at Oldmeldrum, with Ellon some 10 miles distant, which has a wide range of shopping and leisure facilities. Aberdeen is 24 miles distant, and has a wide range of shopping, entertainment and cultural attractions which one would expect from the oil capital of Europe. Private education is available in the City which also has 2 universities. Aberdeen International Airport offers regular domestic and European flights, in addition to which there is a train station with regular services to both north and south, and overnight sleeper service to London.

DESCRIPTION

Auchencrieve is situated in a productive area to the north of the settlement of Methlick. The land sits between 50m and 75m above sea level, with access to the fields being directly off the farm road or by internal metalled tracks. According to the James Hutton Institute the land at Auchencrieve is classified as Grade 3(2). The land is registered with SGRPID for IACS purposes. The land extends to 122.25 hectares (302.08 acres) excluding roads, yards and buildings.



Auchencrieve Farmhouse - being a substantial five bedroom dwelling with accommodation over two floors, in addition to attic space.

The accommodation is as follows:

Ground Floor - Kitchen, Dining Room, Sitting Room, Sun Lounge, Music Room, Office, Bathroom, Utility Room

First Floor - 5 x Double Bedrooms, Laundry Room and Shower Room

Second Floor - Attic Space

The Farm Buildings comprise an extensive range of farm buildings as follows:

At-Cost Shed 13m x 36m, concrete portal frame construction and cladding, concrete floor

At-Cost Shed 30m x 27m, concrete portal frame construction and cladding, concrete floor

Hangar, 22m x 30m of steel truss construction, tin cladding, concrete floor

Traditional Steading of stone construction, sitting on a footprint of 1206m²

Silage Pit 13.5m x 39m of concrete blockwall construction with concrete floor

Slatted Court 7m x 22m and 12.5m x 15m being adjoining structures

Farm Land extending to 122.25 hectares (302.08 acres). The land is fenced and watered and is currently in grass or arable production. The land sits between 50m and 75m above sea level. According to the James Hutton Institute the land is classified as Grade 3(2).

GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, 29 Bridge Street, Ellon, Aberdeenshire, AB41 9AA. Telephone 0345 608 1208.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 053/0053.

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller and are not included in the sale of the land. A buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. Payments relating to the year 2023 will be retained by the seller. Upon occupation of the subjects of sale the buyers will be required to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2023 for the rest of the scheme year.

The farm has an allocation of 121.19 units of Region One Basic Payment Scheme entitlements.

SPORTINGS

The Sporting Rights are included in the sale insofar as they are owned. Whilst these have not been formally exercised in recent years the land is populated with an abundance of wild life including roe deer, pheasant and grey partridge.

MINERALS

The Mineral Rights are included in the sale insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

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.

INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw fodder, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

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

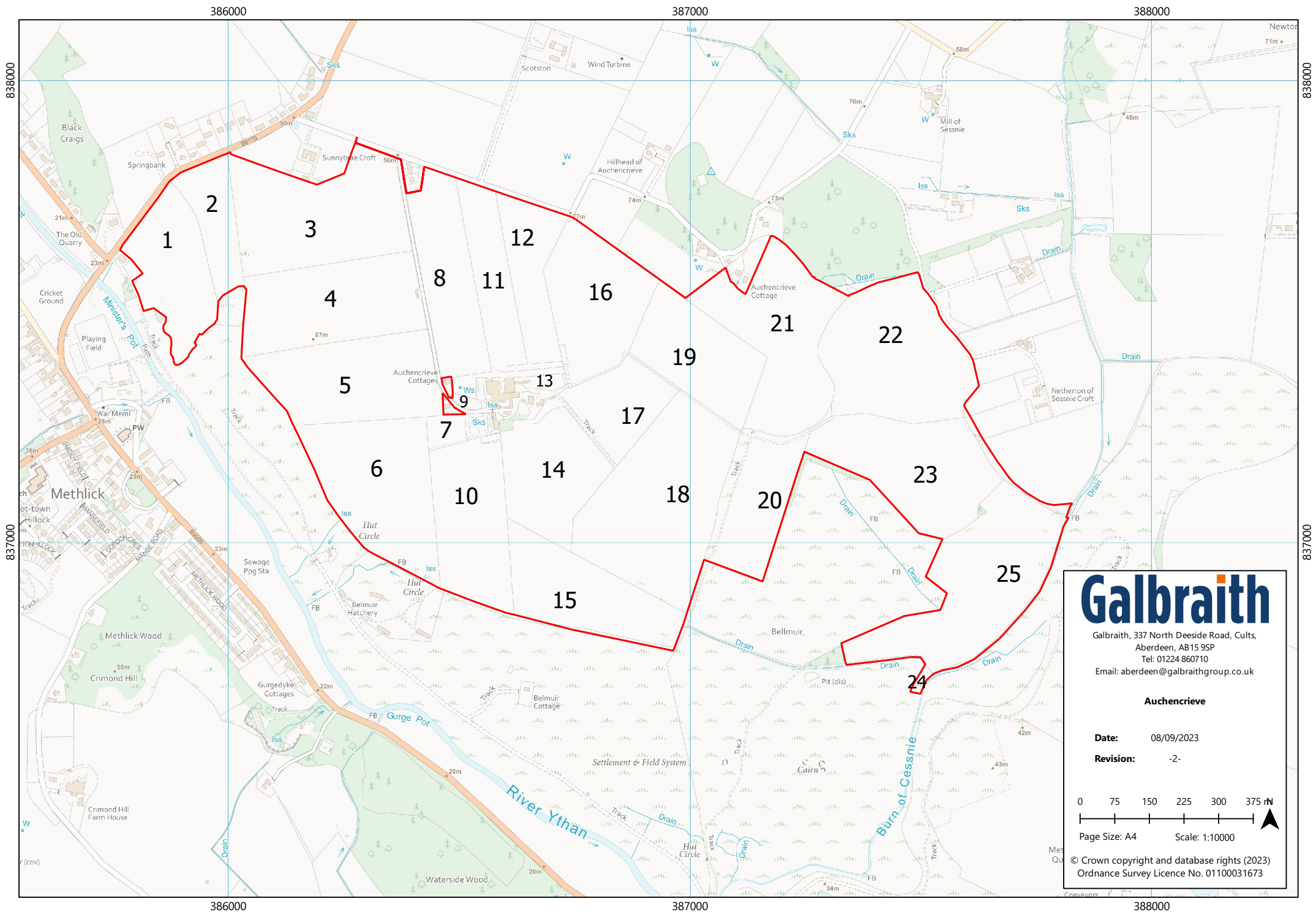
MORTGAGE FINANCE

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, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com.

DEVELOPMENT SECURITY

Fields 1, 2 and 3 will be sold subject to a development security in favour of the Seller. For further details please contact the selling agent.

FIELD NO	AREA		
	Ha	Ac	
1	4.65	11.49	GRASS
2	2.47	6.10	GRASS
3	7.9	19.52	ARABLE
4	6.59	16.28	GRASS
5	6.42	15.86	ARABLE
6	7.2	17.79	ARABLE
7	0.53	1.31	GRASS
8	4.91	12.13	ARABLE
9	0.14	0.35	GRASS
10	5.38	13.29	ARABLE
11	3.86	9.54	ARABLE
12	3.26	8.06	ARABLE
13	0.28	0.69	GRASS
14	4.85	11.98	ARABLE
15	5.31	13.12	ARABLE
16	5.57	13.76	ARABLE
17	3.01	7.44	ARABLE
18	9.91	24.49	ARABLE
19	4.84	11.96	ARABLE
20	4.45	11.00	ARABLE
21	7.25	17.91	ARABLE
22	8.05	19.89	ARABLE
23	6.81	16.83	ARABLE
24	0.13	0.32	OTHER
25	8.48	20.95	ARABLE
Total	122.25	302.08	



CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted 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.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

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.

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. The seller reserves the right to lay pipes, cables and service media through the subjects of sale to serve the consented house sites at the end of the farm road and the farm cottages adjacent to the farm buildings and to create title conditions in respect of the same. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

ACCESS

Access is direct from the public road network.

WATER

Auchencrieve is served by a principal supply which rises in field 19 and serves the farmhouse, cottages, farm buildings and some of the fields. The remaining fields are served a number of other sources.

ELECTRICITY

Auchencrieve is connected to the mains electricity network.

COUNCIL TAX

Rateable Values
Auchencrieve Farmhouse G

ENERGY PERFORMANCE CERTIFICATES

Auchencrieve Farmhouse F

OWNED AREA EXCLUDED FROM THE SALE

The site of the derelict cottages at the end of the farm road are subject to planning consent (APP/2018/0919) for two replacement dwellings. These are not included in the sale but are available by separate negotiation.

The Dairyman's Cottage and Farm Cottage adjacent to the farm buildings are not included in the sale but are available by separate negotiation.

SCHEDULED MONUMENTS

There are no scheduled monuments

IMPORTANT NOTES

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.

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 guarantee the working order of services and appliances.

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.

Particulars were prepared and photographs taken in September 2023.



Galbraith



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