



Galbraith

THE JOHN STRATHDEE AND SONS PORTFOLIO OF FARMS
GRANGE, KEITH



Lot 1

THE JOHN STRATHDEE AND SONS PORTFOLIO OF FARMS, GRANGE, KEITH, AB55 6SN

A RARE OPPORTUNITY TO ACQUIRE PRODUCTIVE MIXED USE FARMS SITUATED IN FERTILE STRATH ISLA

Keith 4 miles ■ Elgin 15 miles ■ Aberdeen 52 miles

FOR SALE AS A WHOLE OR IN 6 LOTS

- **Lot 1:** Shiel Farm comprising 4 bedroom farmhouse, a range of farm buildings and 100.41 hectares (248.11 acres) of land
- **Lot 2:** Land at Drumnagoroch, extending to 23.47 hectares (57.99 acres)
- **Lot 3:** Bankhead comprising 4 bedroom farmhouse, an extensive range of farm buildings and 115.46 hectares (285.29 acres) of land
- **Lot 4:** Weetyfoot Farmhouse comprising a 3 bedroom farmhouse and 0.35 hectares (0.86 acres) of land
- **Lot 5:** Nethermills Farmhouse comprising a 3 bedroom farmhouse, a number of traditional buildings including a former mill and 6.27 hectares (15.49 acres) of land
- **Lot 6:** Haughs comprising 6 bedroom farmhouse, a range of farm buildings and 111.2 hectares (274.78 acres) of land

In all 357.16 hectares (882.55 acres)

Galbraith

Elgin
01343 546362
elgin@galbraithgroup.com

 **OnTheMarket.com**

Aberdeen
01224 860710
aberdeen@galbraithgroup.com





LOCATION

The John Strathdee and Sons Portfolio of Farms is situated 4 miles east of Keith and 15 miles south east of Elgin and 52 miles north west of Aberdeen in the former county of Banffshire.

VIEWING

Strictly by appointment 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 Keith take the A95 to Banff. After four miles turn right onto the B9117. The farms can be found on the left and right hand side after the junction.

SITUATION

The John Strathdee and Sons Farms are a portfolio of productive, mixed use farms located in a fertile and scenic setting straddling the Moray and Aberdeenshire regions. The local town of Keith offers a good range of amenities, including a variety of shops, major supermarket, medical practice hospital and A & E, primary and secondary schooling. The historic town is also host to the Keith Show, a popular agricultural event and has many sporting clubs including an 18-hole golf course, tennis courts, a bowling club, squash court, skate park, Stagestars Performing Arts and a gymnastics school, a sports hall, swimming pool with gym as well as a popular cricket and football club. There is a train station in Keith providing direct links to Elgin, Aberdeen and Inverness. The city of Elgin provides a comprehensive range of shops and amenities including large supermarkets and excellent shopping, a range of leisure facilities and a hospital whilst the surrounding area offers some highly regarded

hotels, restaurants and historic local attractions. To the north, Cullen is a popular coastal village with a vibrant local community and a sailing/rowing club.

Situated in the historic county of Banff the area is well known for its mild climate, has a beautiful and varied countryside with a coastline 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 the Cairngorm National Park. The unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing and kayaking on the world famous Spey and Findhorn rivers, skiing at the Lecht and Cairngorm range, and hill walking.

To the east lies Huntly (about 6 miles) which also has a good range of amenities and shops whilst Aberdeen is some 50 miles distant offering regular domestic and international flights. Aberdeen is the 'Oil Capital of Europe' providing all of the facilities one would expect from a cosmopolitan city including excellent shopping and a superb choice of restaurants, galleries, sports facilities and theatres.

DESCRIPTION

The John Strathdee and Sons portfolio of farms are situated in the former county of Banff, being situated in an area well known for its productive soils. At present the land is farmed as one unit. However, due to the location and distribution of the farmhouses and buildings, the land could be farmed as a number of standalone units.

The portfolio includes 5 farmhouses being conveniently located adjacent to the farm buildings, which consist of a range of portal frame and traditional build structures.

The land extends to 366.03 hectares (882.54 acres) or thereby and enjoys good access from the public road network.

According to the James Hutton Institute the majority of the land is classified as Grade 3(2) with smaller areas of Grade 4(2)

The land is registered with SGRPID for IACS purposes and is situated between 90 and 145 metres above sea level.

The current farming system is based on the fattening of cattle and growing of cereals which are crimped and fed to the cattle. In addition some 1,400 ewe hogs are over wintered.

LOT 1: SHIEL FARM

The farmhouse is a traditional one and a half storey stone and slate dwelling with accommodation as follows: Ground floor: porch, utility, kitchen, lounge, living room and bathroom. First floor: 4 bedrooms. EPC F

Farm Buildings

Traditional building: 14.7m x 5.4m of stone construction and corrugated roof.

Silage pit: 12.5m x 19m of concrete panel and cement floor construction.

Straw Store lean to: 6.3m x 19m of steel portal frame construction, corrugated roof and concrete floor.

Cattle court 1: 18.5m x 23.2m, stone wall, corrugated roof and concrete floor with centre silage pit.

Slatted cattle court 2: 20.5m x 23.2m of steel portal frame construction, stone wall, corrugated roof and concrete floor. Included is a central silage pit, slatted court with feed pass and straw court with feed pass.

Traditional general store: 22.4m x 6m of stone construction and slate roof.

Former garage: 9m x 7m of concrete wall and corrugated roof construction.

General store: 4m x 4m lean to of timber frame construction.

The Land

The land extends to a total of 100.41 hectares (248.11 acres) sitting at a height of around 100 metres above sea level and is of a southerly aspect. Comprising 17 enclosures, the land provides good quality arable and permanent pasture with some woodland grazing. Although currently down to grass the majority of the farm is suitable for the growing of cereals and root crops. According to the James Hutton Institute the majority of the land is classified as Grade 3(2) with areas of Grade 4(2).

Having been farmed on rotation and receiving regular applications of dung, the land is in excellent heart with the fences being maintained for the containment of livestock.

The farm is served by mains electricity, private water supply with private drainage.

LOT 2: LAND AT DRUMNAGORROCH

Extending to a total of 23.47 hectares (57.99 acres) and sitting at a height between 125 and 135 meters above sea level, the land at Drumnagoroch is of a southerly aspect. Comprising 5 field parcels the land is suitable for the growing of cereals or grazing of livestock. According to the James Hutton Institute the majority of the land is classified as Grade 3(2).



Having been farmed on rotation and receiving regular applications of dung, the land is in excellent heart with the fences being maintained for the containment of livestock.

The land is served by mains water.

LOT 3: BANKHEAD

The farmhouse is a traditional one and a half storey stone and slate dwelling with accommodation as follows: Ground floor: kitchen, utility, boot store, lounge, bedroom and toilet. First floor: 4 bedrooms and bathroom. EPC E

Farm Buildings

General purpose store: 6.5m x 7m of timber frame construction, corrugated roof and concrete floor.

Traditional workshop/general purpose store: 19.3m x 5.5m of timber portal frame construction, corrugated roof, stone wall and concrete floor.

Silage pit: 13.5m x 17.2m of concrete panel, concrete floor construction.

Cattle court 1: 28.2m x 49.2 m of steel portal frame construction and concrete floor with centre feed pass and bale store.

Cattle court 2: 18.6m x 49.2m of steel portal frame construction and concrete floor with centre feed pass and silage pit.

Weetyfoot Cattle court: 30.1m x 22m of steel portal frame construction and concrete floor with feed pass and machinery storage area.

The Land

Extending to a total of 115.46 hectares (285.29 acres) and sitting at a height between 115 and 145 metres above sea level. The land at Bankhead is of a southerly aspect. Comprising 20 enclosures, the land is suitable for the growing of cereals or grazing of livestock. According to the James Hutton Institute the majority of the land is classified as Grade 3(2).

Having been farmed on rotation and receiving regular applications of dung, the land is in excellent heart with the fences being maintained for the containment of livestock.

The farm is served by mains electricity and water with private drainage.

LOT 4: WEETYFOOT

Weetyfoot Farmhouse is a traditional one and a half storey, stone and slate dwelling with accommodation as follows: Ground floor: porch, lounge, kitchen/diner, sitting room, bedroom, shower room. First floor: 2 bedrooms and toilet. EPC F

To the front of the farmhouse there is a paddock extending to 0.35 hectares (0.86 acres). The land is partially fenced with the purchaser being responsible for the erection of a boundary fence.

The farm is served by mains electricity and water with private drainage.

LOT 5: NETHERMILLS

Nethermills farmhouse is an extended one and a half storey, stone and slate dwelling with accommodation as follows: Ground floor: porch, kitchen, utility, bathroom, shower room, bedroom, 2 public rooms. First floor: 2 bedrooms. EPC F



Buildings

Workshop: 7.6m x 14.8m lean to of steel frame construction, corrugated roof, stone wall and concrete floor.

Bothy/traditional general purpose store: on a footprint of 142.64m², slate roof, stone wall construction and concrete floor.

Former Mill: being stone built on a footprint of 359.85m².

The Land

Extending to a total of 6.27 hectares (15.49 acres) and sitting at a height of 100 metres above sea level. The land at Nethermills Farmhouse is of a southerly aspect. Comprising a number of enclosures the land is suitable for a wide variety of purposes including commercial agriculture, equestrian

and lifestyle enterprises. According to the James Hutton Institute the land is classified as Grade 3(2).

Having been farmed on rotation and receiving regular applications of dung, the land is in excellent heart with the fences being maintained for the containment of livestock.

Nethermills Farmhouse is served by mains electricity and water with private drainage.

LOT 6: HAUGHS

Haughs Farmhouse is a traditional one and a half storey, stone and slate dwelling with accommodation as follows: Ground floor: utility, lounge, bedroom, dining room, dining kitchen and bathroom. First floor: 5 bedrooms and box room. EPC G

Buildings

General purpose store 1: 6m x 3m timber shed.

Silage pit: 18.5m x 14m of concrete panel construction.

General purpose store 2: 9.1m x 15.3m, stone walls and corrugated roof.

Derelict traditional building: 5.4m x 15.3m, stone walls, slate roof and wooden floor.

General purpose store 3: 10m x 9.5m lean to, corrugated roof and stone walls.

Slatted cattle court: 27.3m x 26.8 of steel portal frame construction, roof, concrete floor with a centre feed pass and a slatted area with its own feed pass.

Cattle court/ general purpose store: 19m x 16.6m of steel portal frame construction and concrete floor.

Traditional general purpose store: 6.5m x 28m, stone walls and concrete floor.

Derelict traditional general purpose store: 4m x 6m.

The farm is served by mains electricity with a private water supply and private drainage.

The Land

Extending to 11.2 hectares (274.78 acres) sitting at a height of around 90 metres above sea level. The land at Haughs is of a generally southerly aspect. Situated on the banks of the River Isla the land comprises 18 enclosures, the majority of which being productive farmland with some areas of woodland. According to the James Hutton Institute the land is classified as Grade 3(2).

Having been farmed on rotation and receiving regular applications of dung, the land is in excellent heart with the fences being maintained for the containment of livestock.

GENERAL INFORMATION

LOCAL AUTHORITIES

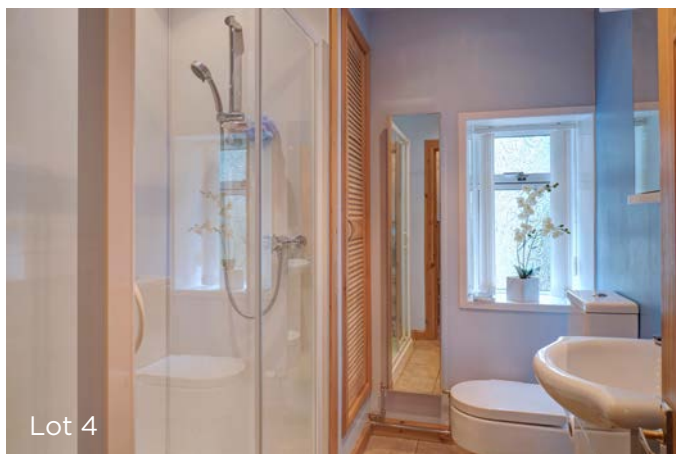
Moray Council, Council Offices, High Street, Elgin, Moray. Telephone 01343 563000.

Aberdeenshire Council, 25 Gordon Street, Huntly. Telephone 0345 608 1208.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 239/0042.

In the event that the farms are sold in Lots it will be the responsibility of the purchasers to apply for individual holding numbers for the separate Lots.





METHOD OF SALE

For sale as a Whole or in 6 Lots.

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(s) will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2021 year will be retained by the seller. The buyer(s) will be responsible upon occupation of the subjects of sale 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 2021 for the rest of the scheme year.

The farm currently has an allocation of 320.98 of Region One entitlements. In the event that the land be sold in Lots the entitlements will be apportioned accordingly.

LESS FAVOURED AREA SCHEME (LFASS)

All of the land qualifies for LFASS payments.

SPORTINGS

Whilst the Sporting Rights have not been formally exercised in recent years but the aspect and topography of the land would lend itself to driven pheasant and partridge shooting. In addition to which there is ample opportunity for roe deer stalking.

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.

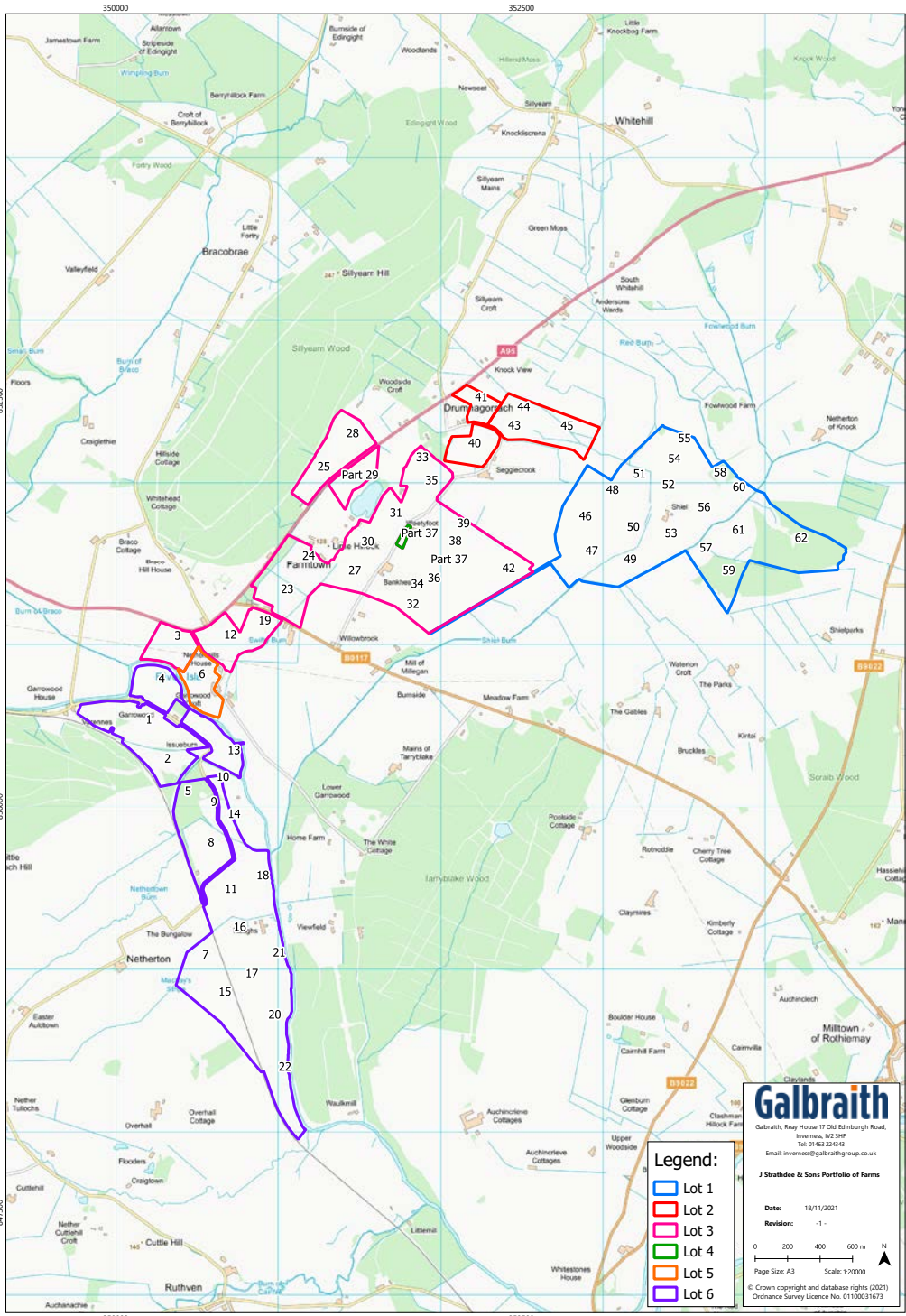
MORTGAGE FINANCE

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 07500 794 201. Email: alistair.christie@galbraithgroup.com

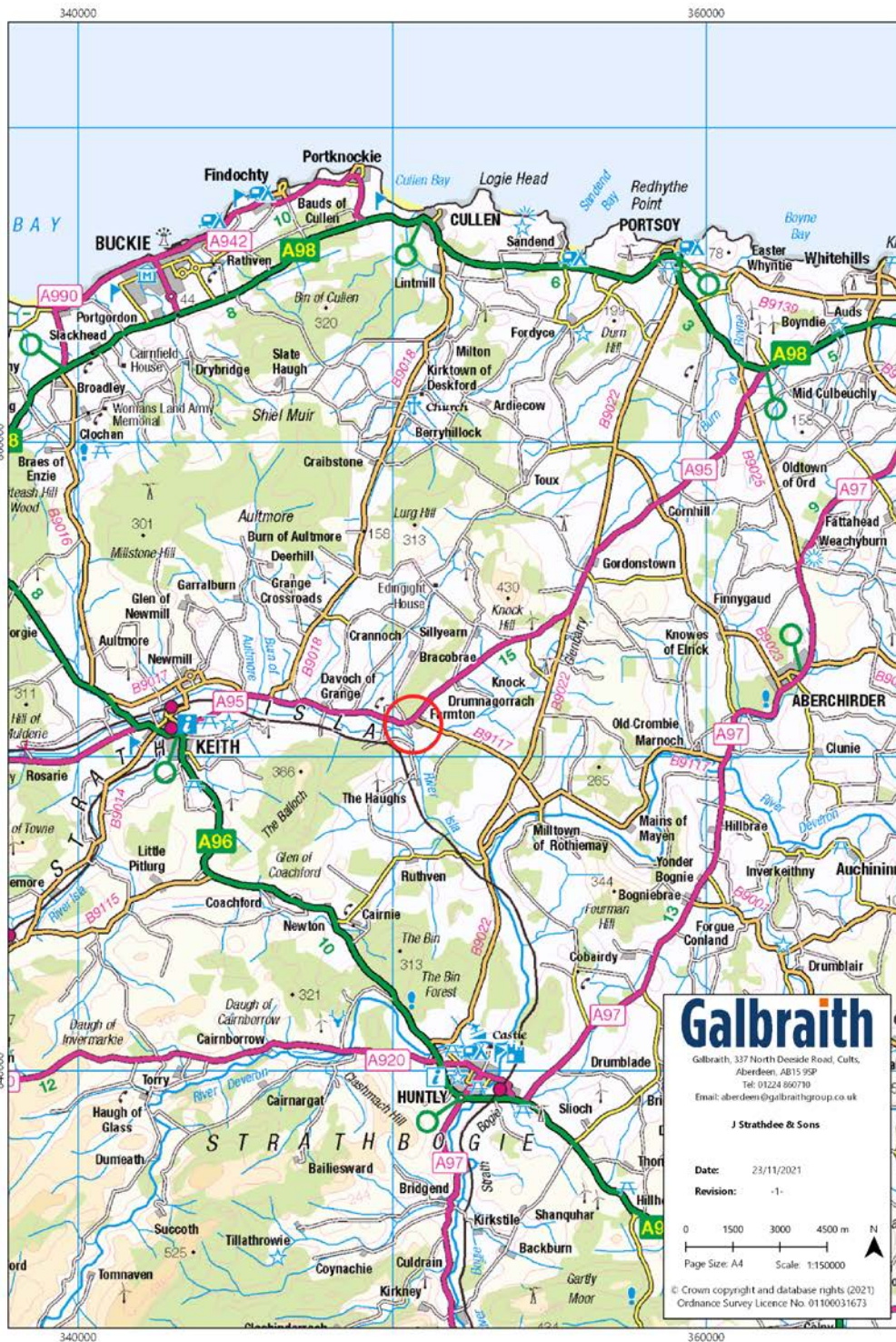
CLOSING DATE

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.





LOT	FIELD NO	PLOUGABLE		PERMANENT GRASS		OTHER		TOTAL		CROP
		Ha	Ac	Ha	Ac	Ha	Ac	Ha	Ac	
1	46	7.41	18.31					7.41	18.31	TGRS
	47	6.12	15.12					6.12	15.12	SB
	48	7.67	18.95					7.67	18.95	TGRS
	49	6.23	15.39					6.23	15.39	TGRS
	50	3.71	9.17					3.71	9.17	TGRS
	51	3.68	9.09					3.68	9.09	TGRS
	52	3.60	8.90					3.60	8.90	TGRS
	53	6.05	14.95					6.05	14.95	TGRS
	54	5.99	14.80					5.99	14.80	TGRS
	55	4.97	12.28					4.97	12.28	TGRS
	56	6.80	16.80					6.80	16.80	SB
	57	1.55	3.83					1.55	3.83	SB
	58	3.16	7.81					3.16	7.81	TGRS
	59					4.831	10.65	4.31	10.65	WDG
60	3.89	9.61					3.89	9.61	TGRS	
61					9.11	22.51	9.11	22.51	WDG	
62					16.16	39.93	16.16	39.93	WDG	
		70.83	175.01	0.00	0.00	29.58	73.09	100.41	248.12	
2	40	5.92	14.63					5.92	14.63	TGRS
	41	3.75	9.27					3.75	9.27	SB
	43	3.23	7.98					3.23	7.98	TGRS
	44	2.93	7.24					2.93	7.24	TGRS
	45			7.64	18.88			7.64	18.88	PGRS
			15.83	39.12	7.64	18.88	0.00	0.00	23.47	58.00
3	3	6.14	15.17					6.14	15.17	SB
	12	6.68	16.51					6.68	16.51	TGRS
	19	3.95	9.76					3.95	9.76	TGRS
	23	6.74	16.65					6.74	16.65	TGRS
	24	8.31	20.53					8.31	20.53	SB
	25	5.46	13.49					5.46	13.49	TGRS
	27	3.92	9.69					3.92	9.69	TGRS
	28	6.16	15.22					6.16	15.22	TGRS
	part 29	5.00	12.36					5.00	12.36	TGRS
	30	6.40	15.81					6.40	15.81	TGRS
	31	5.18	12.80					5.18	12.80	TGRS
	32	6.23	15.39					6.23	15.39	SB
	33			2.47	6.10			2.47	6.10	PGRS
	34	5.24	12.95					5.24	12.95	TGRS
35	5.98	14.78					5.98	14.78	SB	
36	6.73	16.63					6.73	16.63	TGRS	
part 37	6.42	15.86					6.42	15.86	TGRS	
38	7.00	17.30					7.00	17.30	TGRS	
39	4.76	11.76					4.76	11.76	SB	
42			6.69	16.53			6.69	16.53	PGRS	
		106.30	262.66	9.16	22.63	0.00	0.00	115.46	285.29	
4	part 37	0.35	0.86					0.35	0.86	TGRS
		0.35	0.86	0.00	0.00	0.00	0.00	0.35	0.86	
5	6	6.27	15.49					6.27	15.49	SB
		6.27	15.49	0.00	0.00	0.00	0.00	6.27	15.49	
6	1	14.13	34.92					14.13	34.92	TGRS
	2			5.61	13.86			5.61	13.86	PGRS
	4	9.99	24.69					9.99	24.69	SB
	5					3.96	9.79	3.96	9.79	TSB
	7	5.01	12.38					5.01	12.38	SB
	8	7.40	18.29					7.40	18.29	TGRS
	9	1.94	4.79					1.94	4.79	TGRS
	10					0.93	2.30	0.93	2.30	TSB
	11	6.87	16.98					6.87	16.98	SB/TSWS
	13	2.88	7.12					2.88	7.12	SB
	14	1.94	4.79					1.94	4.79	TGRS
	15	9.08	22.44					9.08	22.44	SB
16	4.05	10.01					4.05	10.01	SB	
17	6.77	16.73					6.77	16.73	TGRS	
18	8.73	21.57					8.73	21.57	TGRS	
20	6.15	15.20					6.15	15.20	TGRS	
21	7.29	18.01					7.29	18.01	SB	
22	8.47	20.93					8.47	20.93	TGRS	
		100.70	248.85	5.61	13.86	4.89	12.09	111.20	274.78	
		300.28	742.00	13.25	32.74	34.47	85.18	357.16	882.55	



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:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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 property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

SERVICES

Lot 1 mains electricity, private water and drainage, oil fired central heating

Lot 2 mains water

Lot 3 mains electricity, mains water, private drainage and oil fired central heating

Lot 4 mains electricity, mains water private drainage and oil fired central heating

Lot 5 mains electricity, mains water private drainage and oil fired central heating

Lot 6 mains electricity, private water, private drainage and oil fired central heating

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 October 2021.



Galbraith



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