

THE FETTERNEAR HOME FARM STABLES
KEMNAY, INVERURIE, ABERDEENSHIRE



THE FETTERNEAR HOME FARM STABLES, KEMNAY, INVERURIE, ABERDEENSHIRE

Superb development opportunity in the heart of the beautiful Fetternear estate in Aberdeenshire.

Kemnay 2 miles ■ Inverurie 4 miles ■ Aberdeen 18 miles

- C Listed courtyard building
- 3 dwellings in varying conditions
- Extensive development potential
- Forming part of the Fetternear Estate
- Beautiful countryside location

Around 2.2 acres in total

Galbraith

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 OnTheMarket





SITUATION

The Fetternear Home Farm Stables sits in the heart of the beautiful Fetternear Estate in Kemnay, Aberdeenshire. Fetternear is a charming small hamlet located a short drive from Kemnay, whilst Inverurie is only 4 miles away. Kemnay offers shops, a chemist, medical centre, an 18 hole Golf Course and two primary schools. A wider range of facilities are available in Inverurie which is a popular bustling town with a large variety of amenities including the train station link into Aberdeen. Kemnay Academy also provides secondary education. Fetternear is an excellent commuter base for Blackburn, Westhill, Dyce and Aberdeen and also has ready access to the airport (15 Minutes).

Aberdeen is some 18 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

The Fetternear House Stables is a C Listed courtyard building situated in a beautiful countryside setting in the Fetternear Estate in Kemnay Aberdeenshire. The site extends to around 2.2 acres in total and the fine period building is of traditional stone construction and was built c1841 with slate roof and the original arch leads through to the central sheltered courtyard. To the east side of the building are three residential properties in varying conditions, the detached derelict stone kennels to the north side of the site and the farm building of steel portal frame construction to the west. The cluster of buildings make for various exciting opportunities including conversion of the site into one exceptionally large home or possibly a combination of both residential and commercial ventures. No planning has recently been applied for, however we understand there to be considerable development opportunity at The Fetternear Home Farm Stables. Interested parties are encouraged to make their own potential planning enquiries with Aberdeenshire council.

It is worthy of note that, Home Farm Stables building has been on the Listed Building at Risk register since 2014, there has been previous planning sought in the past which has now lapsed for the building to be turned into a residential training centre. It is understood that via the local authority potential funding through House site allocations may be available to help bring the property back into 'external wind and weatherproof condition.

THE KENNELS

Detached stone building in derelict condition, thought ideal for development potential.

1 THE STABLES

Mid terraced dwelling house currently vacant and is not current habitable. A degree of work has been completed including plastering & decoration over recent times but ongoing work will be required.

ACCOMMODATION

Ground Floor: Entrance vestibule, sitting room, hall, kitchen & bathroom.
First Floor: 3 bedrooms.

2 THE STABLES

Mid terraced dwelling house tenanted until autumn 2022 and vacant possession will be given to any purchaser.

ACCOMMODATION

Ground Floor: Entrance vestibule, sitting room, hall, kitchen & bathroom.
First Floor: 2 bedrooms.

3 THE STABLES

Mid terraced dwelling house tenanted until earlier in 2022. Vacant possession will be given to any purchaser.

ACCOMMODATION

Ground Floor: Entrance vestibule, sitting room, hall, kitchen & bathroom.

First Floor: 2 bedrooms.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax
1 THE STABLES	Private	Mains	Septic Tank	Freehold	Electric	Band B
2 THE STABLES	Private	Mains	Septic Tank	Freehold	Electric	Band C
3 THE STABLES	Private	Mains	Septic Tank	Freehold	Electric	Band D

We understand a mains water supply passes the buildings and supplies other properties in the immediate vicinity.

Electricity & water are connected to the outbuildings and have been switched off.

All properties & buildings are sold as seen and no warranties will be given regarding the services or any other matter relating to the property and that any Offer which is subject to funding, estimates or any permissions being obtained will not be considered.

DIRECTIONS

From the village of Kemnay, head North West on Riverside Road. Continue for around ¼ mile to the end of the estate wall and turn right signposted 'Fetternear'. Continue for around 0.6 of a mile, past the Netherton Business Centre entrance and turn right through the unfinished granite pillar drive entrance. Continue on this drive until you reach Fetternear Home Farm Stables

POST CODE

AB51 5LY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///beanbag.fattening.bottled

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

Some buildings are agricultural building. Should interested parties attend the site and enter the buildings unaccompanied and/or without prior appointment then they do so at their own risk and safety precautions should be taken.

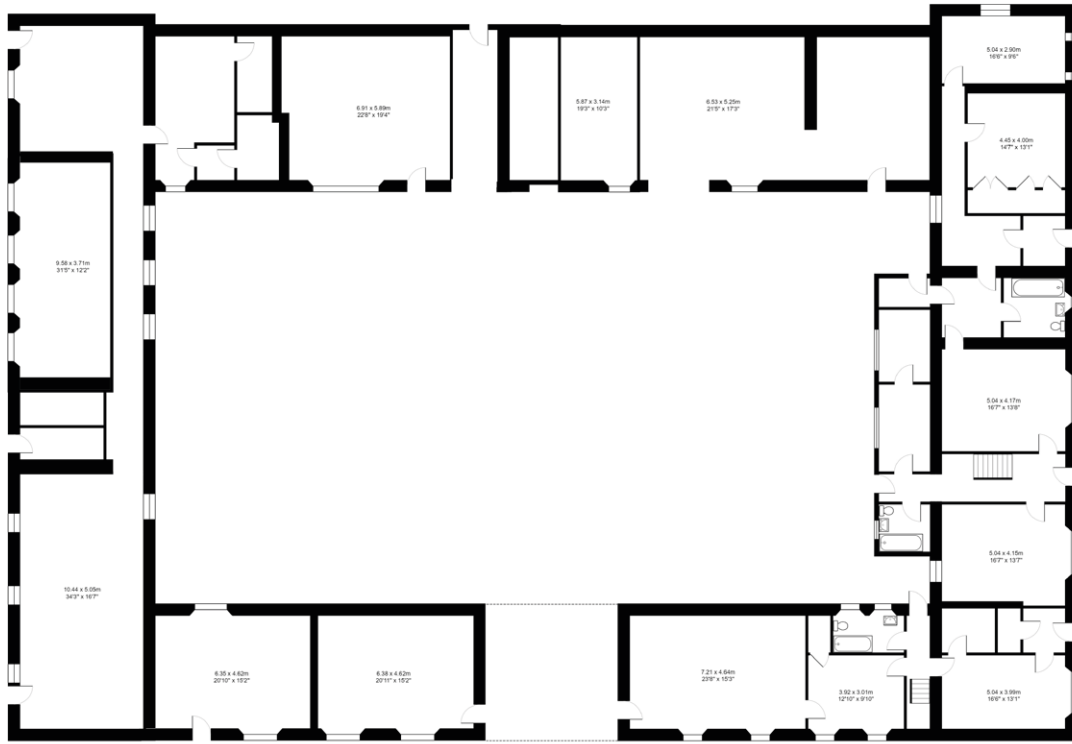
ANTI MONEY LAUNDERING (AML) REGULATIONS

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:

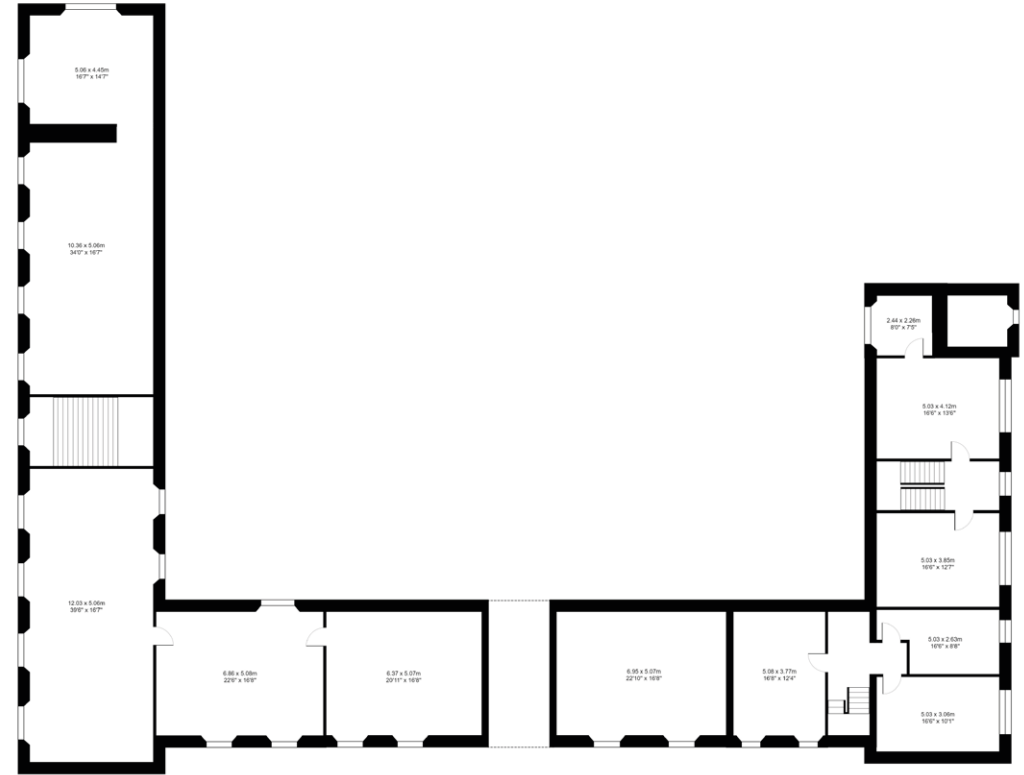
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will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

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





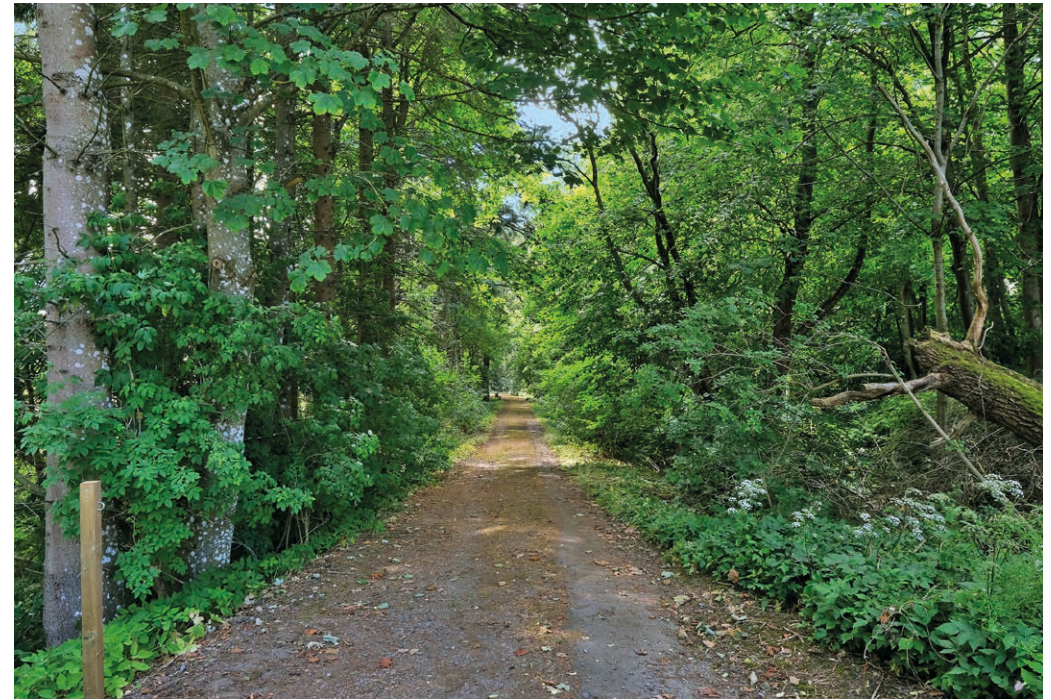
Ground Floor



First Floor

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 July 2022.





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