

**TEUCHITFAULD**  
MAUD, PETERHEAD



# TEUCHITFAULD, MAUD, PETERHEAD, AB42 5PX

## AN EXCEPTIONALLY WELL PRESENTED FARM SITUATED IN THE HEART OF BUCHAN

Maud 3 miles ■ Ellon 12 miles ■ Aberdeen 32 miles

### For sale as a whole

- Traditional stone built 3 bedroom farmhouse with productive garden and garage adjacent
- Exceptionally well maintained range of modern and traditional farm buildings
- 20.47 hectares (50.58 acres) of productive farm land



**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket



### LOCATION

Teuchitfauld is situated 32 miles north west of the City of Aberdeen, being 3 miles south of Maud and 12 miles north west of Ellon in a productive farming area.

### 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 Aberdeen take A90 north to Ellon. At the Auchmacoy roundabout take the A948 up to Auchnagatt. On entering the village turn right signposted to Stuartfield and Old Deer. Continue on this road for 1.4 miles turning right where signposted for Maud. Continue on this road for 1.9 miles and turn left onto the unnamed road. Continue along this road for 1 mile and Teuchitfauld can be found at the end of this track.

### SITUATION

Teuchitfauld is situated approximately 3 miles south of Maud in the Buchan area of the county of Aberdeenshire. The farmhouse is in an attractive position, enjoying far reaching views to the south west. The exceptionally well maintained farm buildings comprise both traditional and portal frame structures in great condition.

The land is capable of producing good yields of cereals and grass being suitable for rotational farming and is in prime livestock rearing country. To the rear of the farmhouse are an excellent range of traditional and modern portal frame structures which include traditional steading, grain and fertiliser storage, cattle court, machinery sheds, dutch barn, lean to with cattle handling facilities, garage, workshop and outshed. There is a woodshed beside the house.



The area is well served by a number of agricultural machinery suppliers, merchants, livestock marts and abattoirs.

The farm is situated near to the local primary school at Maud, being some 3 miles distant which has a post office, general store and boasts a wide range of further services. Secondary schooling is available at Mintlaw, which also has a number of shops, fuel station, pharmacy, police station and a dentist.

Aberdeen is some 32 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 at Robert Gordon's College, St. Margaret's School for Girls and Albyn School. The City also has 2 universities and several colleges for further education. 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 an overnight sleeper service to London.

### DESCRIPTION

Teuchitfauld is situated in central Aberdeenshire in an area well known for its productive and fertile land. The land is currently farmed as one and extends to 20.47 hectares (50.58 acres) excluding roads, yards and buildings and enjoys good access from the public road network. There is an internal farm track system which provides access to all fields. The farm currently benefits from Maedi Visna (MV) status, being home to an accredited flock of sheep.

The land is classified as Grade 3(2) according to the Hutton Institute. The land is in excellent heart being rotationally farmed in addition to receiving organic manure on a regular basis.

The land is registered with SGRPID for IACS purposes and is situated between 90 and 100 metres above sea level and is generally of a south westerly aspect.

## Teuchitfauld farmhouse

### Ground Floor

Utility Room 1.3m x 2.3m, WC 2.03m x 2.37m, Kitchen/Dining area 3.93m x 3.0m, Bedroom 2.92m x 2.87m, Lounge 4.99m x 2.85m, Conservatory 3.33m x 3.50m.

### First Floor

Bedroom 4.23m x 3.52m, Bedroom 4.23m x 3.23m, Box room 0.99m x 2.30m.

The Council tax band is B with the EPC rating being F.

### Farm Buildings

Teuchitfauld is exceptionally well equipped in respect of farm buildings, comprising an excellent range of traditional and modern, portal frame structures as follows:

**Steading** - 20.80m x 6.77m, traditional stone construction with timber trusses under wooden roof and slates. Concrete floor and feed passage, original byre with a capacity to store 20 cattle.

**Steading lean to** - 20.80m x 4.11m, steel portal frame construction supported by crash barriers. Concrete floor under a corrugated tin roof with timber trusses. Lean to houses fixed cattle crush and handling pens.

**Grain Shed** - 6.77m x 5.75m, steel portal frame construction with timber trusses, part stone/part concrete walls, and box profile roof lined with felt.

**Cattle Court** - 10.50m x 18m, steel portal frame construction with steel rafters under a box profile roof. Concrete panels and corrugated iron wall with concrete floor. There is electricity and a water point. Capacity to store 30 cattle.

**Dutch Barn** - 18m x 9.5m, steel portal frame construction with concrete block walls, and hardcore floor. Corrugated tin wall panels with timber rafters under a corrugated tin sheeting roof.

**Machinery Shed** - 8.5m x 13.68m, steel portal frame construction with hardcore floor, box profile cladding under timber trusses with box profile roof.

**Workshop with lean to** - 7.22m 12.69m and 3.52m x 12.69m, steel portal frame construction with concrete block wall and box profile cladding with concrete floor with timber trusses under a corrugated tin roof.

**Outshed** - 8.43m x 3m, traditional stone build with concrete floor and timber trusses under corrugated tin roof.

**Garage** - 14.19m x 4.55m, traditional stone build and concrete block walls. Concrete floor and timber trusses under a corrugated tin roof.

### Land

The land extends to 20.47 hectares (50.58 acres) comprising 7 land parcels of Grade 3(2) classification according to the James Hutton Institute. All the fields are currently in grass and are well fenced and watered.

## GENERAL INFORMATION

### SELLERS SOLICITORS

Ledingham Chalmers LLP, Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA

### LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA. Telephone 01467 530777.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel: 01467 626222. Farm Code 031/0082.

### METHOD OF SALE

For sale as a Whole.

### BASIC PAYMENT SCHEME

The majority of the land is eligible for claiming Basic Payments. The Basic Payment Scheme entitlements have been established by the seller and are 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. All payments relating to the 2024 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 2024 for the rest of the scheme year.

### SPORTINGS

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

### MINERALS

The Mineral Rights are 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, roots, silage, whole crop 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

### 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification 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 aspects thereof. The farm enjoys a right of access over the track shown A/B on the sales plan.

### SERVICES

Teuchitfauld is served by private water supply in addition to mains electricity. Foul water disposal from the farmhouse is via septic tank and soakaway, this being registered with SEPA.

The farmhouse has a multi-fuel stove in the living room which heats the hot water and radiators.

### IMPORTANT NOTES

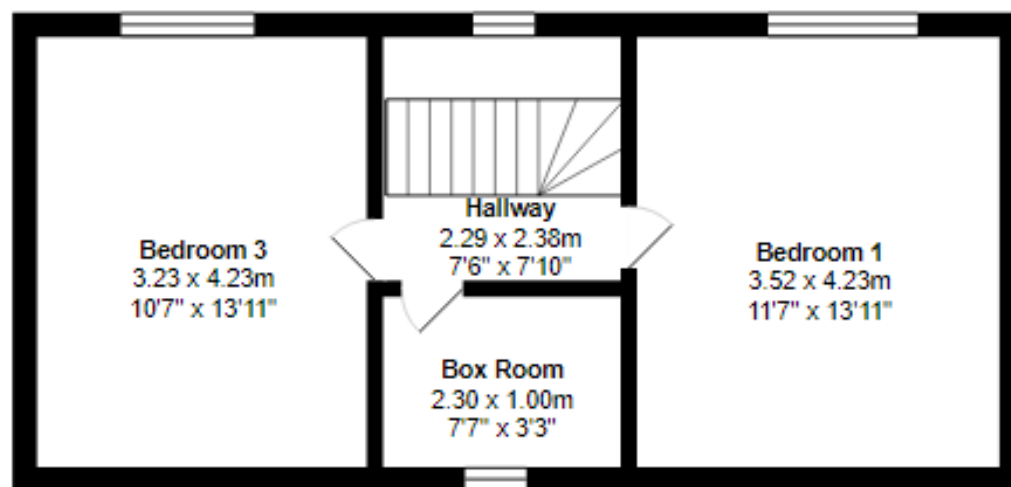
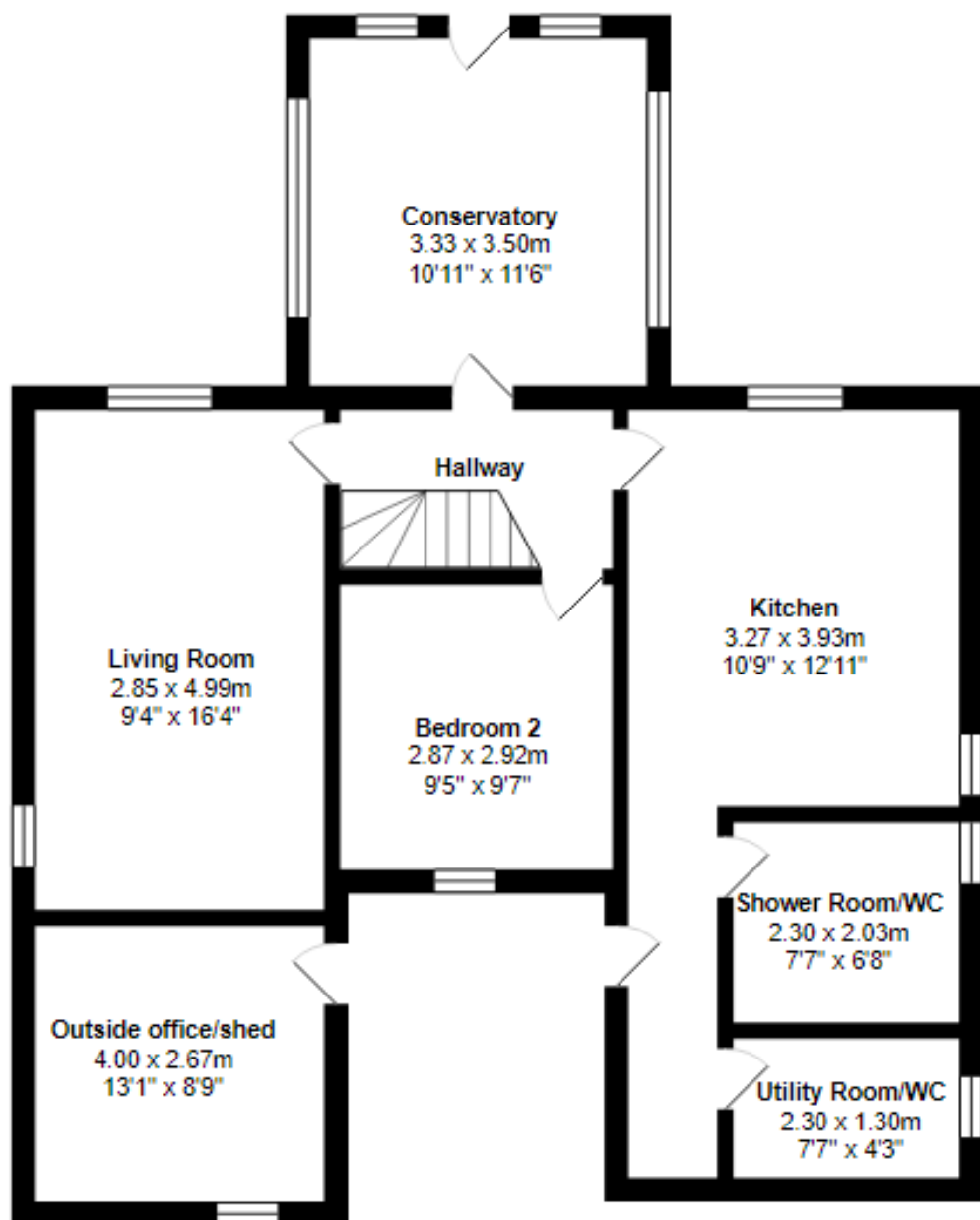
These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

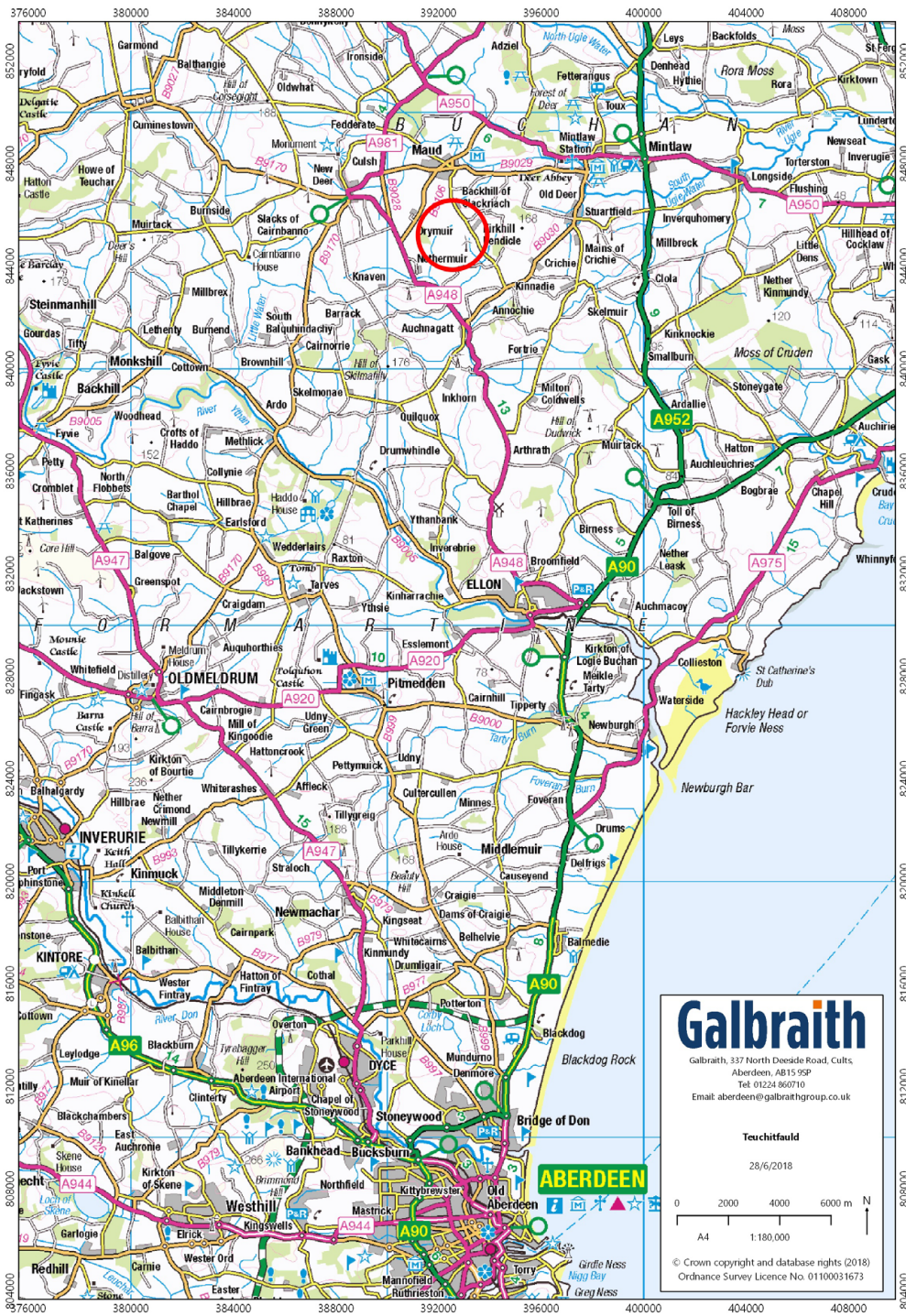
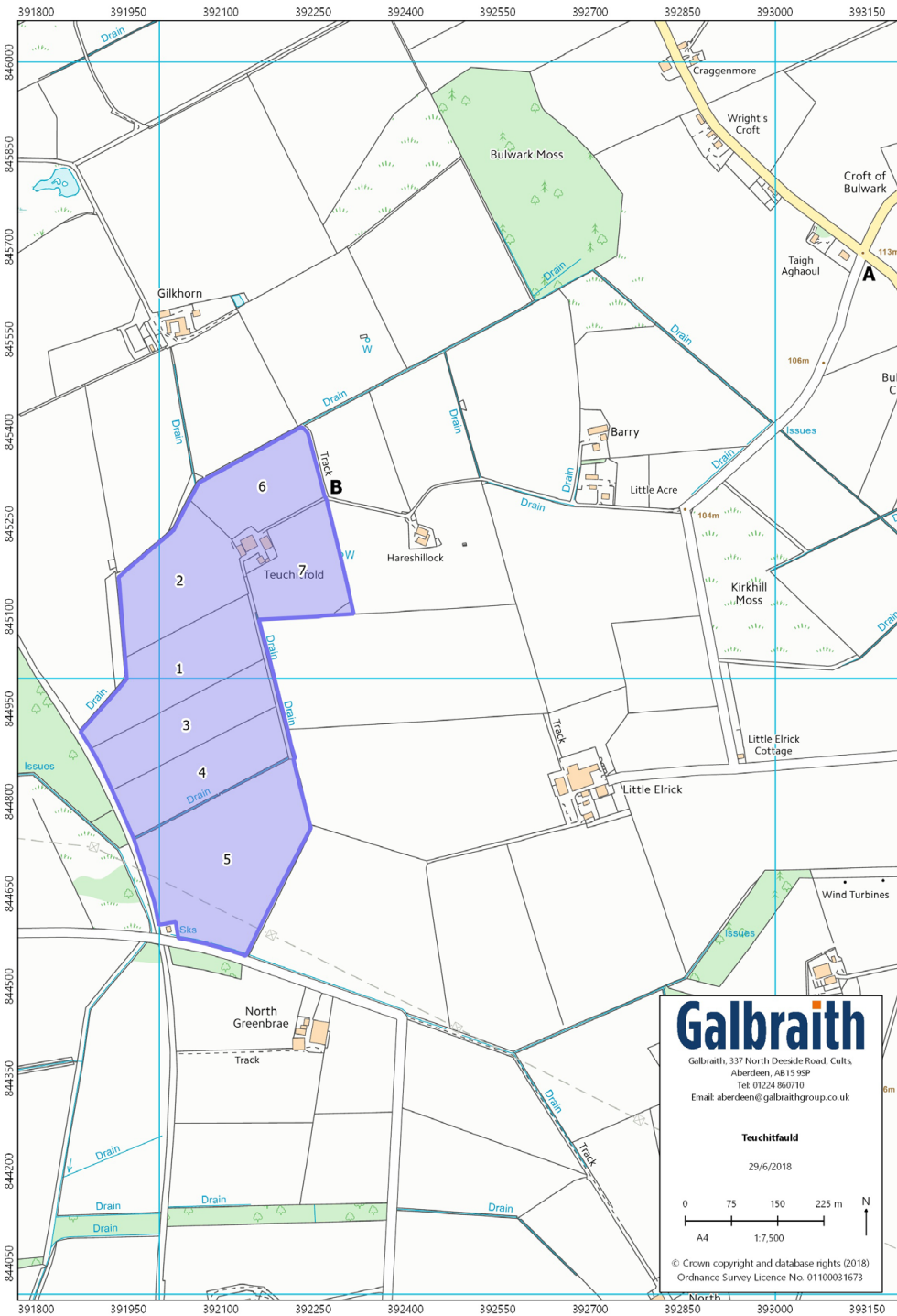
Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of service and appliances.

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 June 2024.

FIELD NO	TOTAL		CROP
	Ha	Ac	2024
1	2.92	7.22	TGRS
2	2.94	7.26	TGRS
3	2.36	5.83	TGRS
4	2.44	6.03	TGRS
5	5.41	13.37	TGRS
6	2.21	5.46	TGRS
7	2.19	5.41	TGRS
	20.47	50.58	

# Teuchitfauld









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