

An aerial photograph of a large farm complex. The foreground is dominated by a vast field of bright yellow rapeseed flowers. In the middle ground, a large, multi-sectioned barn with a grey corrugated metal roof and several gables is the central focus. To its right stands a tall, cylindrical blue silo. A dirt road winds through the farm buildings. Surrounding the farm are rolling green hills and more yellow rapeseed fields. In the background, a dense forest covers a hillside under a clear blue sky. The Galbraith logo is positioned in the top right corner.

Galbraith

# CLINKSTONE & STODFOLD FARMS

HUNTLY, ABERDEENSHIRE



# CLINKSTONE & STODFOLD FARMS, HUNTLY, ABERDEENSHIRE, AB54 6AQ

## AN INTEGRATED ARABLE AND LIVESTOCK FARM WITH MODERN FARM BUILDINGS

Huntly 5 miles ■ Inverurie 18 miles ■ Aberdeen 33 miles

### FOR SALE AS A WHOLE

- 6 Bedroom Farmhouse
- 3 Bedroom Bungalow
- 2 Ranges of Farm Buildings
- Recently constructed pig rearing and finishing accommodation
- 276.05 hectares (682.12 acres) in all



**Galbraith**

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 OnTheMarket



### LOCATION

Clinkstone and Stodfold are situated approximately 5 miles south east of Huntly and 18 miles north west of Inverurie, in the county of Aberdeenshire.

### 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 the A96 to the Glens of Foundland, turning left where signposted Clinkstone at Bainshole. Follow the public road to its terminus at Clinkstone. A private no-through track leads to Stodfold which in turn egresses onto the unclassified public road.

### SITUATION

The farms are situated in a well-known farming area, being conveniently located off the public road network.

Clinkstone farmhouse is located adjacent to the farm buildings, with the bungalow at Stodfold enjoying a similar location. The land is ring fenced and extends to 266.57 hectares (658.69 acres). The land is registered with SGRPID for IACS purposes and is situated between 220 and 380 metres above sea level.

The land is productive and is capable of growing a wide range of crops, currently growing spring and winter cereals plus oilseeds. The farm has been managed on an integrated basis for 10 years, benefitting from regular applications of lime, pig manure and slurry/digestate. The land is in



excellent heart, with minimum tillage being practiced since 2017. The farm has an ample supply of slurry on site from the pig enterprise. GPS soil analysis has been undertaken across both farms on a 3 year rotational basis for many years with lime applied on a variable rate basis. Due to the farming practices adopted, minimal lime applications are now required. The majority of the straw produced on the farm is chopped and incorporated to enhance organic matter levels.

The farm 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 an active machinery ring. Auction Marts can be found in Huntly and Inverurie with modern abattoirs being found at Turriff, Inverurie and Brechin.

Primary and secondary schooling can be found at the Gordons School in Huntly, which is the nearest town. Huntly boasts a wide range of shops including specialist butchers, in addition to 2 supermarkets. Salmon and trout fishings are available on the rivers Deveron & Bogie, in addition to which there are ample opportunities for hillwalking and mountain biking and Nordic skiing nearby. The town also boasts a Golf Club and is home to Huntly FC which plays in the Highland League. Huntly also has a train station which offers connections to Inverness, Aberdeen and further afield. A more extensive range of shopping outlets can be found at Inverurie including most of the well-known high street brands and supermarkets, in addition to specialist shops.

Aberdeen is some 33 miles distant and has a wide range of shopping, entertainment and cultural attractions which one expects 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

### Clinkstone Farmhouse

The farmhouse: 310m<sup>2</sup> internally, of stone and block construction with a dry render finish under a slate roof. Conveniently located adjacent to the farm buildings with integrated garage, the accommodation is over two floors as follows:

Ground floor: Dining Kitchen, Utility, Toilet, Office, Sitting Room, Dining Room and Drawing Room

First Floor: Master Bedroom, 5 x Double Bedroom, Bathroom

The EPC Rating is F

The Council Tax Band is F

### Stodfold Bungalow

The bungalow: 117m<sup>2</sup> internally of block wall construction with a wet render finish under a slate roof. Conveniently located adjacent to the farm buildings, the bungalow is currently let on a Short Assured Tenancy, accommodation is as follows;

Kitchen/Diner, Shower Room, Sitting Room, 3 x Bedrooms.

The EPC Rating is F

The Council Tax Band is C

### Clinkstone Farm Buildings

The farm buildings extend to a range modern pig accommodation and portal frame structures as follows:

1. Finrone pig finishing unit, (2022) 600m<sup>2</sup>, comprising 3 compartmented rooms, total capacity of 660 finishing pigs, with 2 x Collinson feed silos (19t + 12t) adjacent.
2. Finrone weaner/grower unit, (2021) 340m<sup>2</sup>, comprising 3 compartmented rooms, capacity of 600 growing pigs, with 2 x Collinson feed silos (16 t + 6.5t) adjacent. Both pig buildings are QMS / NVZ compliant for current housing standards and provide ample manure storage capacity. All rooms have dual automated feed lines, lines are climate controlled and fitted with built in medicated water lines, sprinklers and wet/dry crystal spring stainless steel feeders.
3. Timber framed Cattle Court, 18m x 11m with 6m lean-to, currently used as overspill straw based pig accommodation, re-roofed lean-to in 2017, concrete floor.
4. Timber framed Cattle Court, 18m x 9m with 6m lean-to of timber truss construction, timber / blockwork cladding, corrugated roof and concrete floor.
5. Timber framed Store, 18m x 6m, of timber truss construction, timber / blockwork cladding, corrugated roof and concrete floor.
6. Store, 16.8m x 9m of stone wall construction, corrugated roof and concrete floor.
7. Cattle Court, 17m x 14m, of timber truss construction, timber cladding, corrugated roof and concrete floor.
8. Former Stable, 17m x 4.8m of stone wall construction under a tin roof blockwork walls/ concrete floor.
9. Former Bruiser Shed, 11m x 5m of timber frame construction under a tin roof, blockwork walls/ concrete floor.
10. Boythorpe moist grain silo.

Adjacent to the farm buildings is a hardcore yard suitable for the storage of machinery and bales.

### Stodfold Farm Buildings

The farm buildings have ample storage for the grain grown the farm and extend to a range modern portal frame structures as follows:

1. Concrete framed / Steel Portal Grain Store and Drier Shed 32m x 16m, of Atcost concrete frame construction, corrugated roof, concrete panel walls, concrete floor. Includes recently installed (2022) 30t grain intake pit and separate covered bay (16m x 4.5m x 5m) accommodating mobile grain drier (not included in sale)/ handling system.
2. Steel Portal Grain Shed, 25m x 11m of steel portal frame construction, corrugated roof, concrete panel walls, concrete floor.
3. Steel Portal Grain Shed, 22m x 8m of steel portal frame construction, corrugated roof, concrete panel walls, concrete floor.
4. Steel Portal Grain Shed (Constructed 2023), 24.6m x 13.7m new grain wall, concrete panel walls over existing concrete floor.

Adjacent to the farm buildings is a hardcore base yard which has been prepared for future development being currently used for machinery storage.

### Land

The land extends to 266.57 hectares (658.69 acres) and comprises 39 enclosures. The land is in good heart having been farmed in an arable rotation by minimum tillage in recent years and having received regular applications of dung and slurry with the majority of the straw being chopped and incorporated.

### Wind Turbine

The C & F wind turbine was erected in 2012 with net income in recent years being £16,500 per annum.

### Carbon Credits

The farm has a rolling 10 year contract for carbon capture with annual payments being received for net improvement to soil fertility and crop establishment and management methods, this scheme can be exited at any time.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Aberdeenshire Council, Town House, 34 Low Street, Banff, Aberdeenshire. Telephone 01467 530700.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

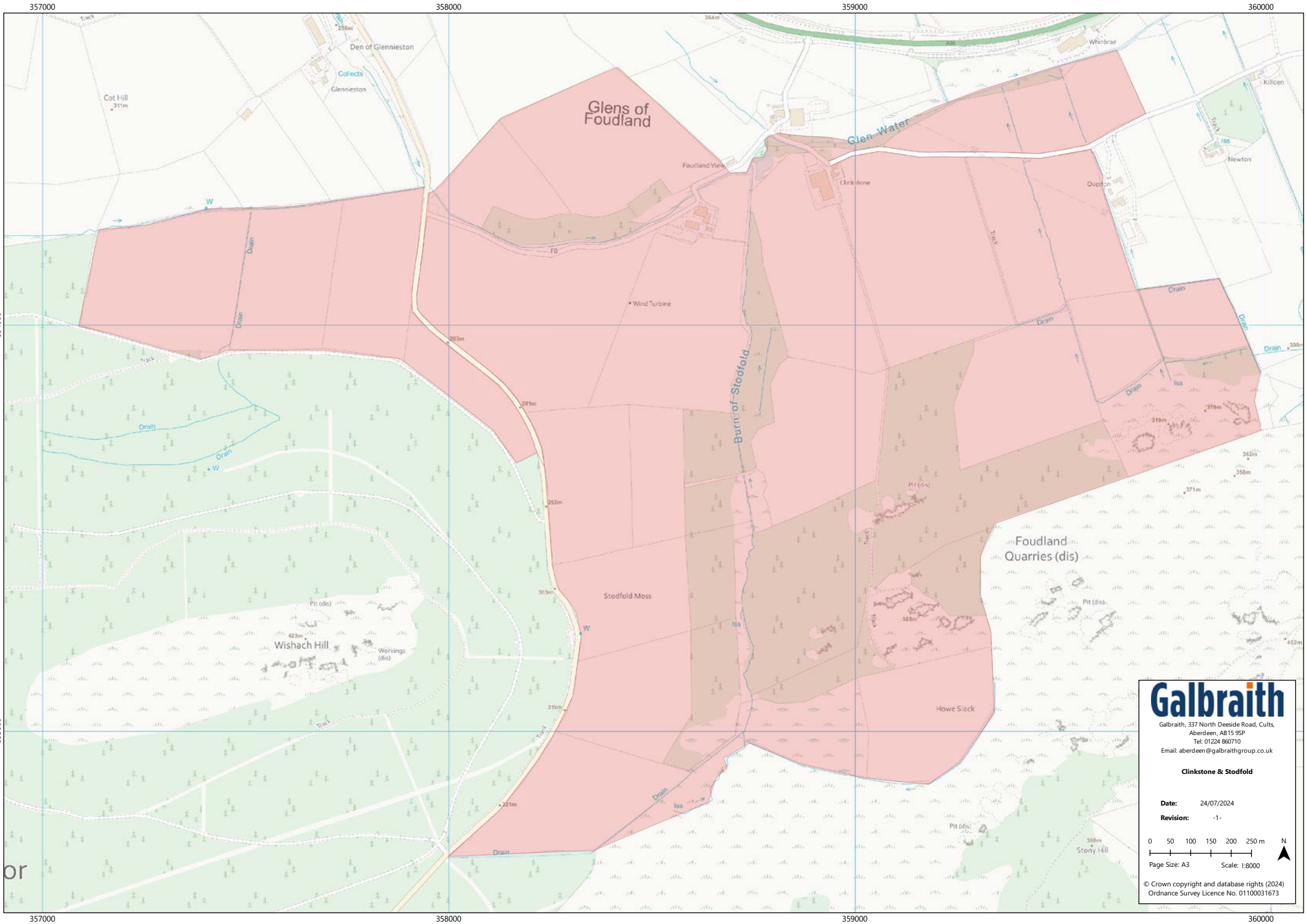
Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 66/061/0070.

### 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 but are not included in the sale of the land. The 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 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.



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**Clinkstone & Stodfold**

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## SPORTINGS

The Sporting Rights have not been formally exercised in recent years but are included in the sale insofar as they are owned.

## 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 pigs, hay, straw, fodder, roots, silage, slurry 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 respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

## ACCESS

The farm and many of the fields are accessed directly from the public road network.

## SERVICES

Clinkstone and Stodfold are served by mains electricity and private water supply with foul water disposal via septic tank and soakaway.

Field No.	AREA		CROP		
	Ha	Ac	2022	2023	2024
1	11.48	28.37	W.Barley	WOSR	W.Wheat
2	7.96	19.67	W.Barley	WOSR	W.Wheat
3	8.00	19.77	W.Barley	WOSR	W.Wheat
4	3.83	9.46	S.Oats	S.Barley	S.Barley
5	4.45	11.00	Grass	Grass	Grass
6	3.23	7.98	TREES	TREES	TREES
7	17.30	42.75	WOSR	W.Wheat	S.Barley
8	7.82	19.32	WOSR	W.Wheat	S.Barley
9	11.56	28.56	S.Barley	W.Wheat	W.Rye
10	11.42	28.22	S.Barley	W.Barley	WOSR
11	7.14	17.64	Grass	Grass	Grass
12	7.39	18.26	C.Crop	S.Barley	S.Barley
13	4.34	10.72	TGRS	S.Oats	S.Barley
14	12.28	30.34	S.Barley	W.Barley	WOSR
15-17	10.34	25.55	TREES	TREES	TREES
18	1.39	3.43	S.Oats	S.Barley	S.Barley
19-21	6.08	15.02	TREES	TREES	TREES
22	4.99	12.33	RGR	RGR	RGR
23	10.18	25.15	W.Barley	WOSR	W.Wheat
24	9.66	23.87	S.Barley	S.Barley	W.Barley
25-26	36.01	88.98	TREES	TREES	TREES
27	8.16	20.16	S.Barley	S.Oats	S.Barley
28	15.72	38.84	S.Barley	W.Barley	WOSR
29	3.27	8.08	W.Wheat	W.Rye	W.Barley
30	5.47	13.52	W.Wheat	S.Barley	W.Barley
31	9.22	22.78	S.Oats	C.Crop	S.Oats
32	2.66	6.57	W.Wheat	S.Barley	S.Oats
33	6.06	14.97	W.Wheat	S.Barley	S.Oats
34	2.88	7.12	W.Wheat	S.Barley	S.Oats
35	4.02	9.93	S.Oats	S.Barley	S.Oats
37	5.78	14.28	RGR	RGR	RGR
36&38	3.85	9.51	W.Wheat	S.Barley	S.Oats
39	2.63	6.50	TREES	TREES	TREES
RYB etc	9.48	23.43			
<b>Total</b>	<b>276.05</b>	<b>682.12</b>			

\*EFA margins are included in the areas stated above.



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