

An aerial photograph of a rural landscape. The foreground and middle ground are dominated by large, green agricultural fields. A road or path runs diagonally across the lower portion of the image. In the distance, several wind turbines are visible on a ridge. The sky is clear and blue, and the overall scene is bright and sunny.

Galbraith

# HOUSE SITE & LAND AT BACKFIELD FARM

DRUMLITHIE, STONEHAVEN, AB39 3YN



# HOUSE SITE & LAND AT BACKFIELD FARM, DRUMLITHIE, STONEHAVEN, AB39 3YN

Block of productive farmland and development plot with land in a desirable location

Drumlithie 1 miles ■ Laurencekirk 7.5 ■ Stonehaven 7.5 miles

For sale in two lots or as a whole

- Around 33.85 acres of bare farmland
- Exciting smallholding opportunity
- 0.54 acre building plot with adjoining 4 acres of land
- Planning in principle for detached dwellinghouse

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket



## SITUATION

The land and development site are situated 2 miles North-West of Drumlithie in the beautiful Aberdeenshire countryside. The local village of Drumlithie has a primary school and a shop. Stonehaven is only 7.5 miles away and provides a wide range of local amenities, together with shops, coffee shops and restaurants together with community centre and swimming pool. Furthermore, there are several first-class golf courses and sporting activities in the area. 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 in Inverurie and Forfar with modern abattoirs being situated at Inverurie and Portlethen. Both lots benefit from extensive road frontage.

## DESCRIPTION

### Lot 1: Land extending to around 33.85 acres

The land at Backfield comprises a block of productive commercial farmland being situated in an area well known for its productive and fertile farmland. The land comprises 2 enclosures forming one contiguous block extending to 33.85 acres (13.69 hectares). According to the James Hutton Institute the land is classed as Grade 3(2). The land currently in grass having historically being in an arable rotation. The land is fenced, watered and in good heart.

### Lot 2: Development site & land of around 4 acres.

This is an excellent opportunity to design and build your own home and create a manageable smallholding for growing crops or grazing animals. The location is very accessible, yet positioned amongst the quiet and beautiful rolling Aberdeenshire countryside. The house site extends to around 0.54 of an acre and planning in principle was granted by Aberdeenshire Council on the 21st December 2022 for the erection of a single dwellinghouse. The planning can be reviewed under application number APP/2022/2277. The 4 acres of land included with lot 2 immediately adjoins the house site to the south. There is flexibility across both lots in regards to the amount of land being included, within reason.

## SERVICES

We understand both lots have a connection in place to a shared private water supply. A water meter will be installed for each supply and any future owner should expect to be charged for their water usage and contribute to maintenance.

Electricity is close by and it's the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof.

## DIRECTIONS

From Aberdeen take the A90 (AWPR) South to Stonehaven. Take the A90 South from Stonehaven for 6 miles. Turn right at the Drumlithie Junction and proceed through the village of Drumlithie. Continue for 1.5 miles to Glenbervie and turn right at Glenbervie Church. The land and development is 1 mile along this road on the right hand side.

## POST CODE

AB39 3YN

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///oldest.pasting.unleashed

## SOLICITORS

James & George Collie, 1E Craibstone St, Aberdeen AB11 6YQ

## LOCAL AUTHORITY

Aberdeenshire Council, Viewmount, Arduthie Rd, Stonehaven, AB39 2DQ. Telephone 01569 690541

## RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 80/480/0069.

## BASIC PAYMENT SCHEME (BPS)

The land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller and are included in the sale. 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 for the rest of the scheme year.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection

## 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.

## 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

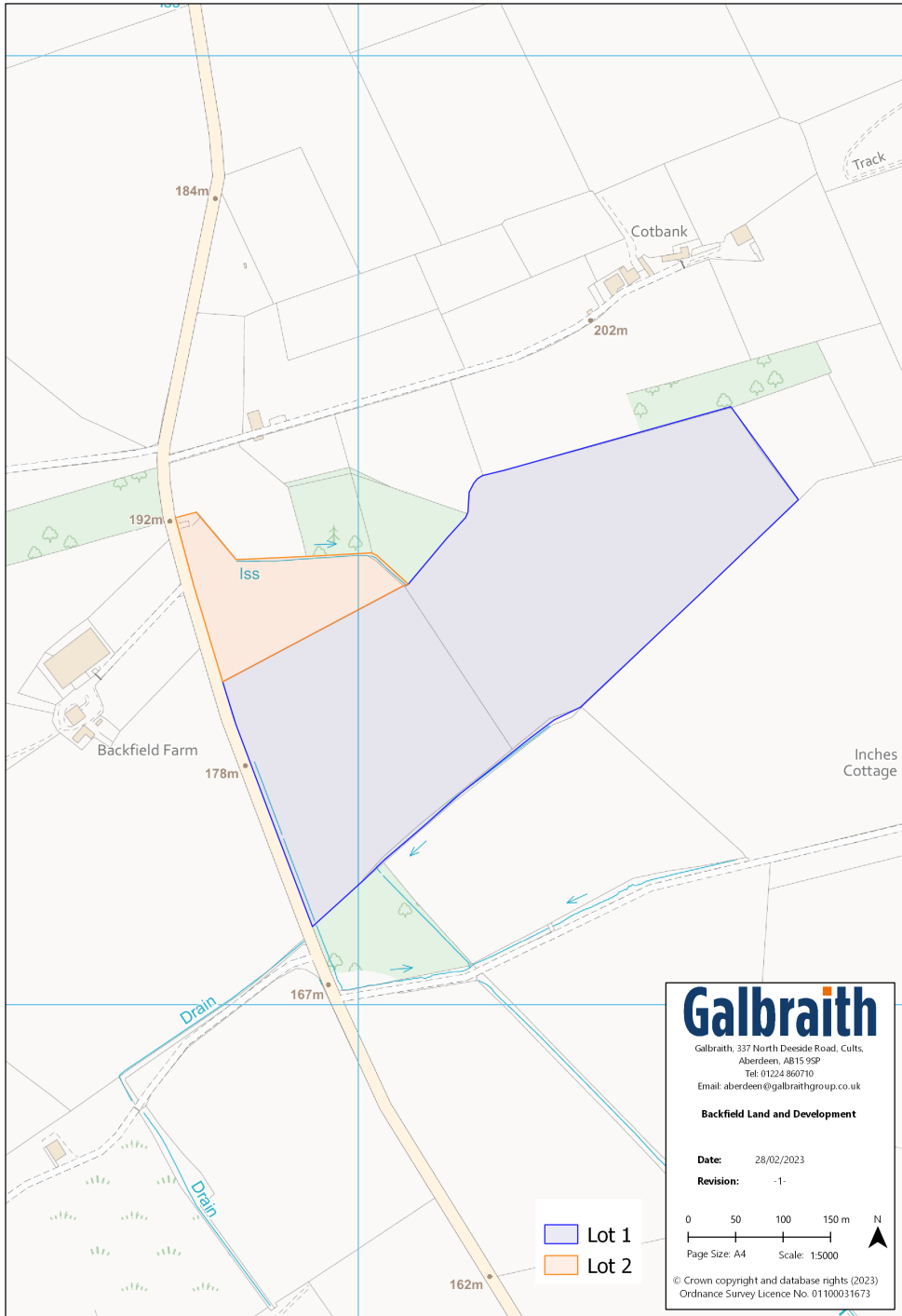
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

## 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 February 2023.



**Galbraith**  
 Galbraith, 337 North Dreeside Road, Culter, Aberdeen, AB15 9SP  
 Tel: 01224 860710  
 Email: aberdeen@galbraithgroup.co.uk

**Backfield Land and Development**

Date: 28/02/2023  
 Revision: -1-

0 50 100 150 m N  
 Page Size: A4 Scale: 1:5000

© Crown copyright and database rights (2023)  
 Ordnance Survey Licence No. 01100031673



**Galbraith**  
 Galbraith, 337 North Dreeside Road, Culter, Aberdeen, AB15 9SP  
 Tel: 01224 860710  
 Email: aberdeen@galbraithgroup.co.uk

**Backfield Land and Development**

Date: 27/02/2023  
 Revision: -1-

0 2000 4000 6000 m N  
 Page Size: A4 Scale: 1:200000

© Crown copyright and database rights (2023)  
 Ordnance Survey Licence No. 01100031673



**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE