



SUCCOTH FARM
GLASS, HUNTLY, ABERDEENSHIRE, AB54 4YL

**ABERDEEN
&
NORTHERN
ESTATES**





Huntly 8 miles



Dufftown 11 miles



Aberdeen 41 miles

SUCCOTH FARM

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**AN ATTRACTIVE AMENITY FARM IN A PICTURESQUE UPLAND SETTING CLOSE TO THE RIVER DEVERON
WITH FARMHOUSE, GENERAL PURPOSE SHED, MIXED WOODLAND AND GRAZINGS
EXTENDING TO 63 HA (155 ACRES) OR THEREBY**

FOR SALE AS A WHOLE - OFFERS OVER £425,000



Viewing

By appointment with DR MACKAY - **01466 700224** or
ABERDEEN & NORTHERN ESTATES - **01467 623800**

Directions

From the A96 at Huntly, turn left on to the A920 signposted 'Dufftown'. After about 2 miles turn left where signposted 'Edinglassie' and 'Artloch Fishery'. Continue on this road for around 4 miles where upon reaching a bend in the road, bear left. Continue on this road for approximately 1.5 miles to reach the entrance to Succoth Farm which is signposted on the left. The exact location can be seen on the attached OS extract plan.

Situation

Succoth Farm enjoys a secluded and elevated position commanding spectacular views of the surrounding hills and River Deveron valley. The property is situated close to the hamlet of Haugh of Glass, between Dufftown and Huntly in Aberdeenshire. The peaceful rural setting, woodland and open hill ground are a haven for wildlife including pine martens and birds of prey as well as providing sporting potential for deer and reared gamebirds. Succoth Farm could be considered a small estate, with a spacious 3/4 bedroom farmhouse, versatile outbuilding, extensive woodland, sporting and agricultural opportunities.

The town of Huntly provides a wide range of shops, supermarkets, healthcare, sports facilities and a mainline railway station. Dufftown in the west also provides local amenities and is situated in the heart of Speyside, the world renowned malt whisky region. There are many recreational and leisure opportunities in the area including walking routes, golf courses, fishing on the River Deveron, the Nordic Ski and Outdoor Centre in Huntly and ski centres at The Lecht and the Cairngorms.

Primary education is found at the nearby Glass Primary School (4 miles) with secondary education available at The Gordon Schools in Huntly (8 miles). School transport is available with a pick up point at the end of the farm road.

The City of Aberdeen (41 miles) provides a theatre, two universities and shopping facilities far surpassing most other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south



and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.

Farmhouse

Succoth Farmhouse is a traditional stone-under-slate one-and-a-half storey residence which has been sympathetically extended to provide an additional bright and spacious family room as well as an impressive en-suite master bedroom on the upper floor. The property also benefits from a large conservatory, providing wonderful panoramic views over the surrounding landscape.

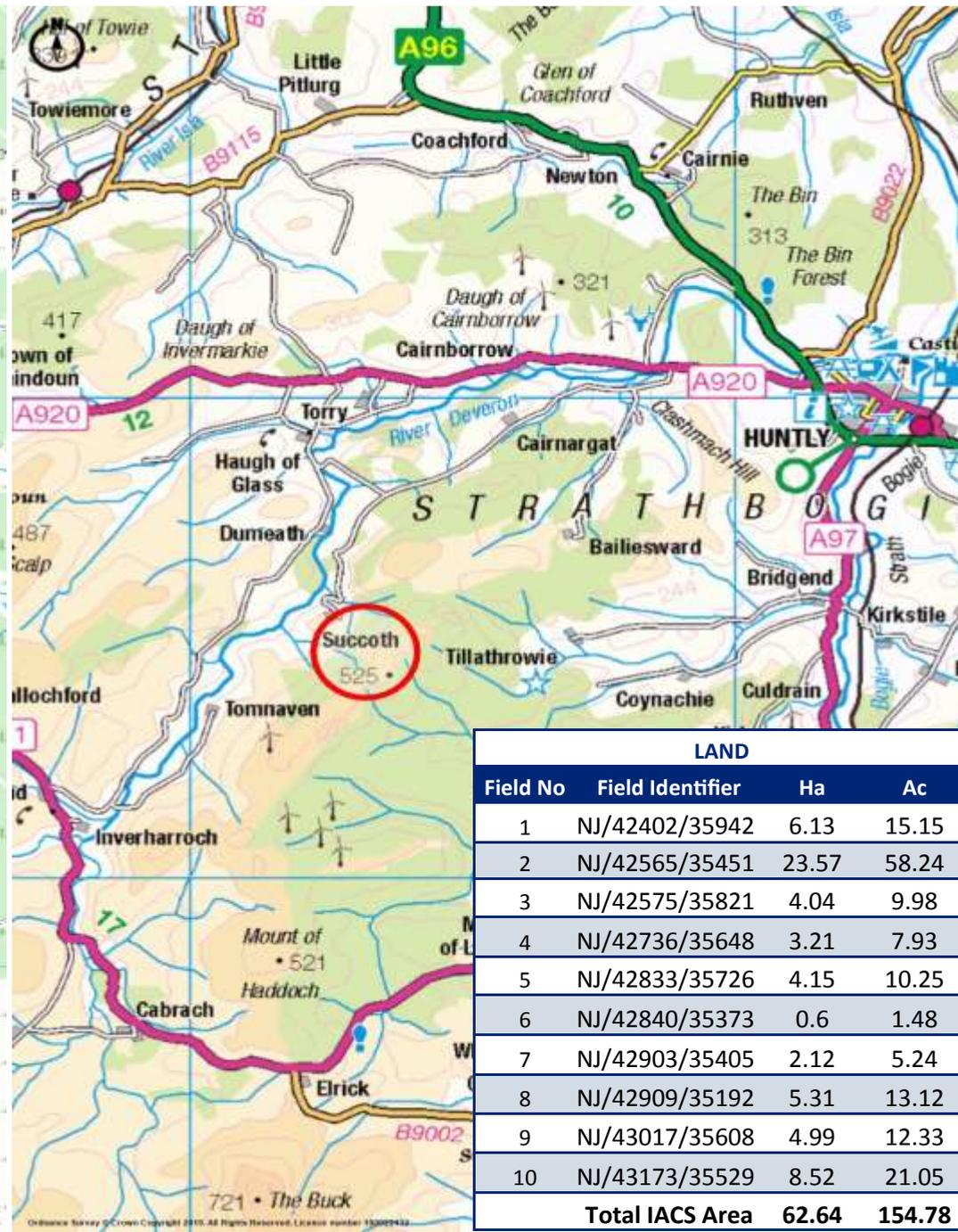
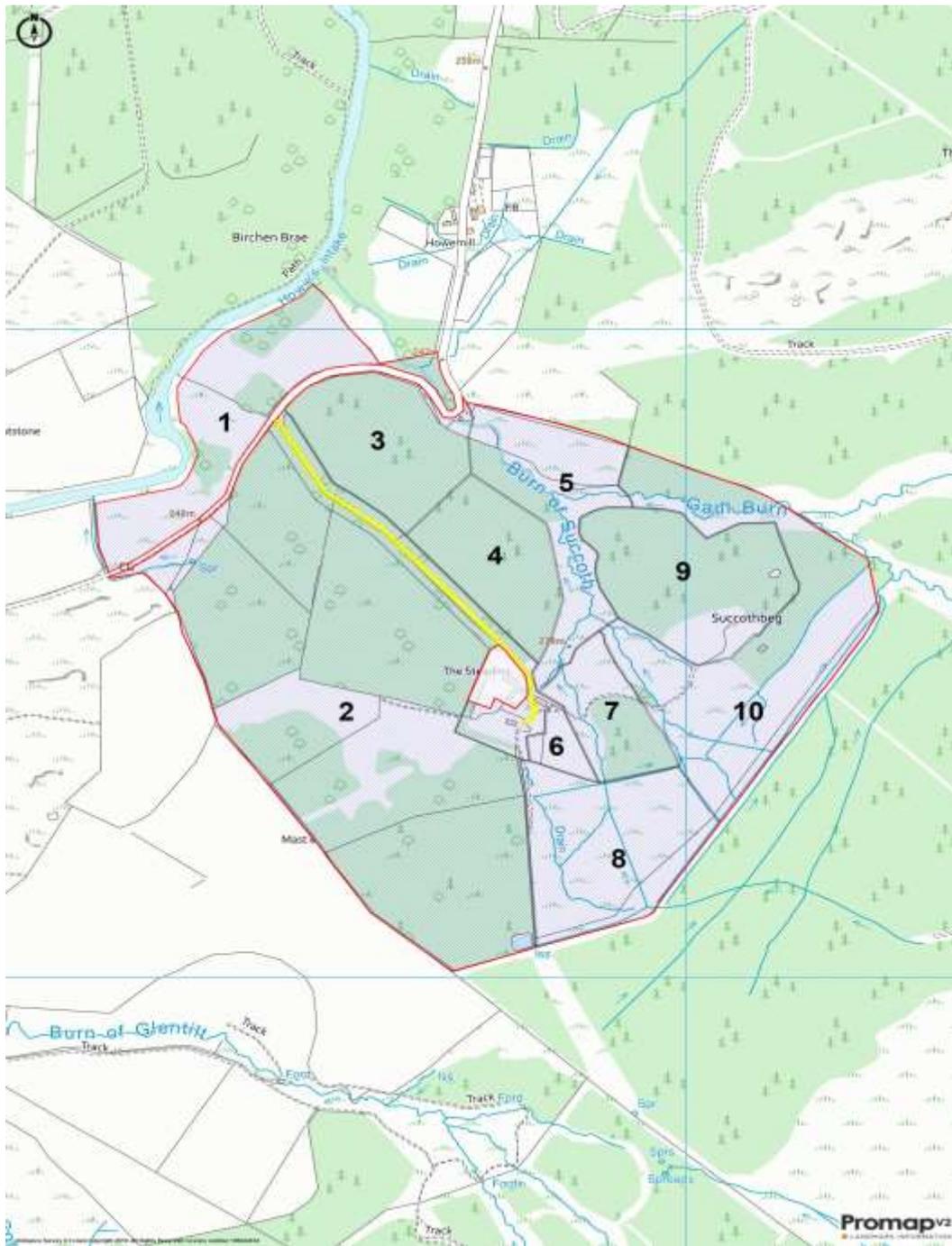
The internal layout is shown on the attached floor plan, but in summary the accommodation comprises:

Ground Floor

Entrance Porch, Public Room/Bedroom 4, Shower Room, Kitchen, Utility, Family Room, Conservatory

First Floor

Master Bedroom with en-suite Bathroom and dressing area, Bedroom 2, Bedroom 3, Study



LAND			
Field No	Field Identifier	Ha	Ac
1	NJ/42402/35942	6.13	15.15
2	NJ/42565/35451	23.57	58.24
3	NJ/42575/35821	4.04	9.98
4	NJ/42736/35648	3.21	7.93
5	NJ/42833/35726	4.15	10.25
6	NJ/42840/35373	0.6	1.48
7	NJ/42903/35405	2.12	5.24
8	NJ/42909/35192	5.31	13.12
9	NJ/43017/35608	4.99	12.33
10	NJ/43173/35529	8.52	21.05
Total IACS Area		62.64	154.78

IMPORTANT NOTICE

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN ESTATES** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

Purchase Price

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed.

The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Apportionments

All outgoing(s) shall be apportioned between the sellers and the buyer(s) as at the date of entry.

Obligations of Purchasers etc.

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

Title

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Date of Publication: May 2019

Photographs Taken: April 2019



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