



NETHER BACKIELEY
ABERCHIRDER, HUNTLY, ABERDEENSHIRE, AB54 7PS

**ABERDEEN
&
NORTHERN
ESTATES**





Aberchirder 1.5 miles



Banff 8 miles



Huntly 14 miles

Turriff 10 miles

NETHER BACKIELEY

A WELL MAINTAINED FARM PROPERTY NEAR ABERCHIRDER WITH ATTRACTIVE FARMHOUSE, USEFUL RANGE OF FARM BUILDINGS AND LAND EXTENDING TO 37HA (91 ACRES) OR THEREBY IN TOTAL

FOR SALE AS A WHOLE OR IN TWO LOTS

LOT 1 - OFFERS OVER £470,000

LOT 2 - OFFERS OVER £110,000

AS A WHOLE - OFFERS OVER £580,000



Viewing

By appointment with Mr McKilligan - **07801067794** or
Aberdeen & Northern Estates - **01467 623800**

Directions

From Aberdeen, travel on the A96 to the outskirts of Huntly and turn right onto the A97 where signposted Aberchirder and Banff. Upon reaching Aberchirder, turn left onto the B9023 where signposted Cornhill. Travel along this road for around 1 mile before turning right. Continue on this minor road for approximately ½ a mile and Nether Backieley is on the left-hand side. The exact location can be seen on the attached OS extract plan.

Situation

Nether Backieley is situated in a peaceful rural setting, less than 2 miles north of the village of Aberchirder, known locally as 'Foggieloaan', and within a 15 mile radius of the popular towns of Huntly, Turriff and Banff. Aberchirder provides local facilities and services including Post Office, small supermarket, pharmacy, health centre, library, bowling club and primary education at Aberchirder Primary School.

The towns of Huntly, Turriff and Banff provides a wide range of services and amenities including shops, supermarkets, healthcare and sports facilities with secondary education provided at Banff Academy. There are good communication links to both Aberdeen and Inverness via either the A96 or the closest railway station at Huntly. These cities provide theatres, universities and extensive shopping facilities as well as airport links to UK and overseas destinations.

There are many recreational and leisure opportunities in the area including walking trails along the stunning Banffshire coastline, fishing on the River Deveron, the Nordic Ski and Outdoor Centre in Huntly, golf courses and the nearby castle and whisky trails.

Lot 1 - Nether Backieley

Farmhouse

Nether Backieley farmhouse is a well presented, traditional one-and-a-half storey property which has been tastefully extended and modernised to provide spacious 3-bedroom accommodation. This includes a bright and airy kitchen/diner with modern fitted kitchen and floor to ceiling sliding doors



leading out to a paved patio area. This room leads through to the cosy sitting room where there is a wood burning stove. On the ground floor there is also a good sized sunroom which enjoys a pleasant outlook over attractive garden grounds and beyond. The internal layout is shown on the attached floor plan, but in summary the accommodation comprises:

Ground Floor

Entrance Hall, Utility Room, Kitchen/diner, Sitting Room, Sunroom, Master Bedroom, Bathroom

First Floor

Bedroom 2, Bedroom 3, Shower Room

The property benefits from oil fired central heating, double glazing and is well insulated. The large garden is mainly laid to lawn with mature hedging, shrubbery, raised vegetable beds and a greenhouse. To the rear of the property is a double garage with adjoining store. A short distance south of the farmhouse is a large summer house with a separate w.c. to the side. This bright and versatile space is equipped with power and light and could suit a variety of uses and business opportunities.

Services

Mains Electricity, Mains Water (Farmhouse), Private Water Supply, Private Drainage, Telephone

Council Tax

Band C

Energy Performance Certificate

Band D

Farm Buildings

Nether Backieley comprises a good range of useful and well-maintained farm buildings, suitable for a range of purposes. The buildings, together with approximate external measurements, include:

Dutch Barns	18m x 19m
Cattle Court 1	16.5m x 7.5m
Grain Store	13m x 7m
Cattle Court 2	34m x 12m
General Purpose Shed	33m x 6.5m

Farmland

The land included in Lot 1 is made up of 5 fields of IACS registered farmland extending to 20.63Ha (50.98 acres) or thereby, as per the attached plan. This productive block of land is predominantly classified by the James Hutton Institute as grade 3(2) with some areas of grade 4. All the land in Lot 1 is presently under arable or forage cropping. The land is generally southwest facing in nature, gently rising between 125m - 150m above sea level.

Lot 2 - Land at Nether Backieley

Lot 2 comprises IACS registered farmland extending to 15.09Ha (37.28 acres) or thereby as per the attached plan. The land is predominantly classified by the James Hutton Institute as grade 4. The fields are presently in grass or forage cropping with field parcel 13 containing a pond. The land is fairly flat, lying at an altitude of 140m - 150m above sea level, and is generally west facing in nature.

Entry

By agreement.

Common Agricultural Policy

BPS Entitlements are not included in the sale price but can be purchased. All land BPS Payment Region 1 and LFA (SD).

Mineral Rights & Sporting Rights

Included in sale, insofar as they are owned.

Nether Backieley Farmhouse, Aberchirder, Huntly, AB54 7PS

Approximate Gross Internal Area = 159 sq m / 1711 sq ft



☐ = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID568369)

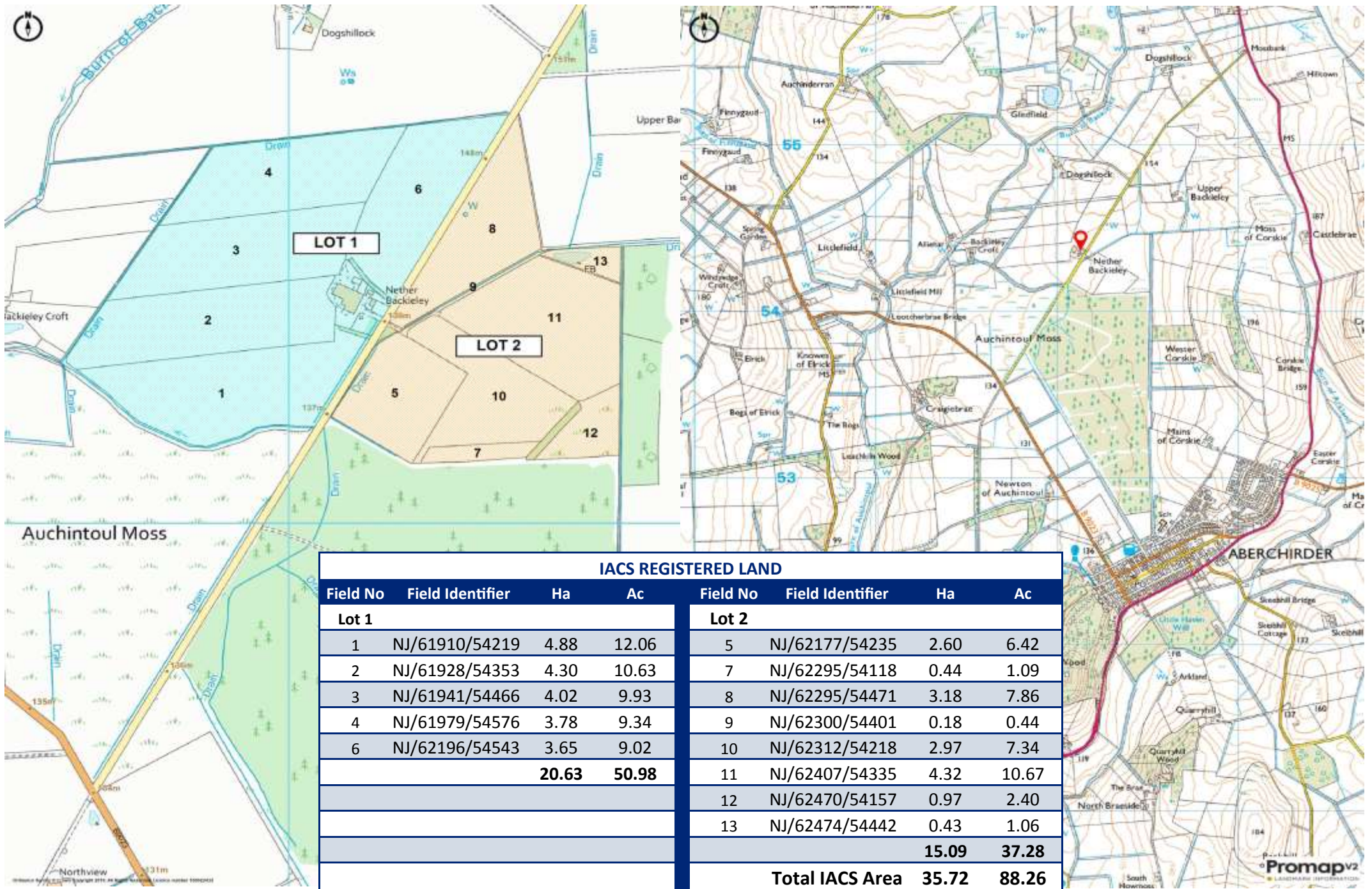
Local Authority

Aberdeenshire Council, Banff and Buchan Area Office, Town House, 34 Low Street, Banff, AB45 1AY. Tel: 01467 530700

Note

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.





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.

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