

**ABERDEEN
&
NORTHERN
ESTATES**

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NORTH COWFORDS, NEW ABERDOUR, FRASERBURGH, AB43 6NA

New Aberdour 1 miles

Fraserburgh 8 miles

Aberdeen 42 miles



**OFFERS OVER
£240,000**

A 4-bedroom farmhouse with range of traditional and modern buildings set within the picturesque Aberdeenshire countryside, located close to the Banff & Buchan coastline.

To view or for further information please contact:

Mr & Mrs Morrow - 01771 653284 / 07771776690
or

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Direction

The village of New Aberdour is located off the B9031 coastal road between Fraserburgh and Macduff as per the attached OS extract. From the High Street in New Aberdour proceed south and turn right on to Low Street signposted 'New Pitsligo 5½ miles'. On exiting the village of New Aberdour and travelling approximately one mile the house of North Cowfords is located on the left hand side as per attached plan.

Situation

North Cowfords enjoys a pleasant rural and coastal setting, one mile south from the village of New Aberdour and 8 miles west of Fraserburgh in North East Scotland. The property benefits from good roadside access and the nearby village provides everyday shopping and post office facilities with a wider selection of shopping and other services available at the coastal towns of Fraserburgh and Banff, including supermarkets, restaurants and leisure facilities.

Primary Schooling is available at Rosehearty (5 miles) with secondary education at Fraserburgh.

The surrounding area has a number of golf courses including the links course at Royal Tarlair, and the highly rated parkland course, Duff House Royal Golf Club. The nearby Banff and Buchan coastline has many picturesque locations including Pennan (5 miles), Crovie (8 miles), Portsoy (24 miles) and Sandend (27 miles).

In previous years North Cowfords has operated as a successful holiday let and could do so again, the growing popularity of the North East 250 driving/cycling route, further enhances the opportunity given the close proximity to the route.

The City of Aberdeen is approximately 42 miles to the south and can be reached in just over one hour by car (rush hour excepted) and provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry with 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.

Council Tax
Band D

Energy Performance Certificate
Band F



Local Authority

Aberdeenshire Council Town House, 34 Low Street, Banff, AB45 1AY.
Tel 01261 812 001 www.aberdeenshire.gov.uk

Services

Mains Water Supply, Private Drainage, Mains Electricity and Telephone

Entry

By arrangement.

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.

PARTICULARS

North Cowfords Farmhouse

North Cowfords has been extended and renovated providing spacious 4-bedroom family accommodation across two floors, the house also benefits from an enclosed private garden. The adjoining paddock provides additional space for equestrian use or as an allotment area. The attached floor plan shows the layout but in summary the accommodation comprises:

Ground Floor

Family / Living Room, Lounge, Kitchen, Bathroom, Pantry and Bedroom 4

First Floor

Master Bedroom, Bedroom 2 and Bedroom 3, Shower Room, Store

Outbuildings

The outbuildings at North Cowfords are situated adjacent and to the north and rear of the farmhouse and comprise a good range of traditional and semi modern buildings suitable for a range of purposes including an ideal place to run a small business. The area in front of the buildings provides yard space and ample car parking. The buildings include:

Traditional U-shaped Steading

Well maintained buildings of stone and slate construction:

North wing	26.5m x 5.5m
West wing	15.8m x 4.4m
East wing	13.6m x 6.0m

Steading includes barn, byre, feed store, coal and calf shed. Useful loft area above west and part north wings.

This steading would be suitable for a range of purposes including equestrian use and may also be suitable for residential conversion subject to planning.

Cattle Shed 19m x 9m

Blockwork walls and fibre cement roof

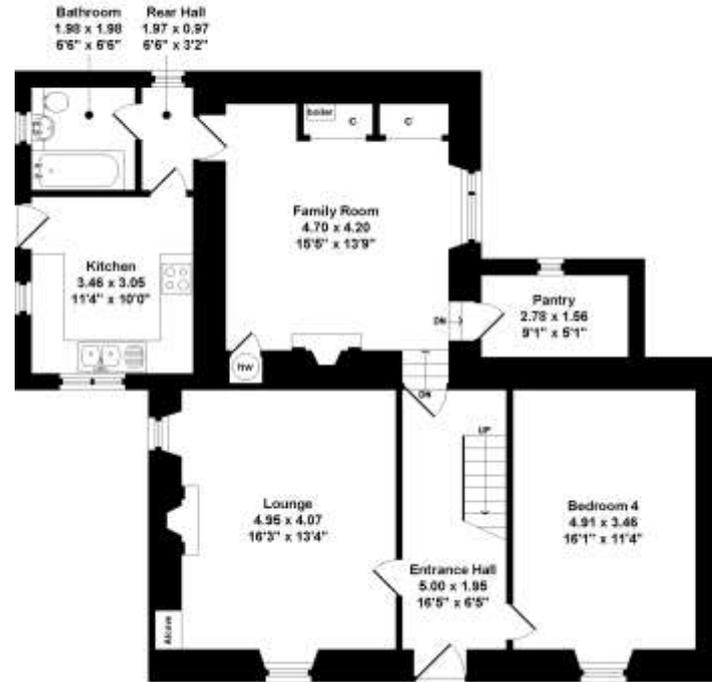
Workshop/General Purpose farm building 17m x 13.3m

Large versatile steel portal frame building with roller shutter door on northern gable. Workshop facilities with concrete floor.

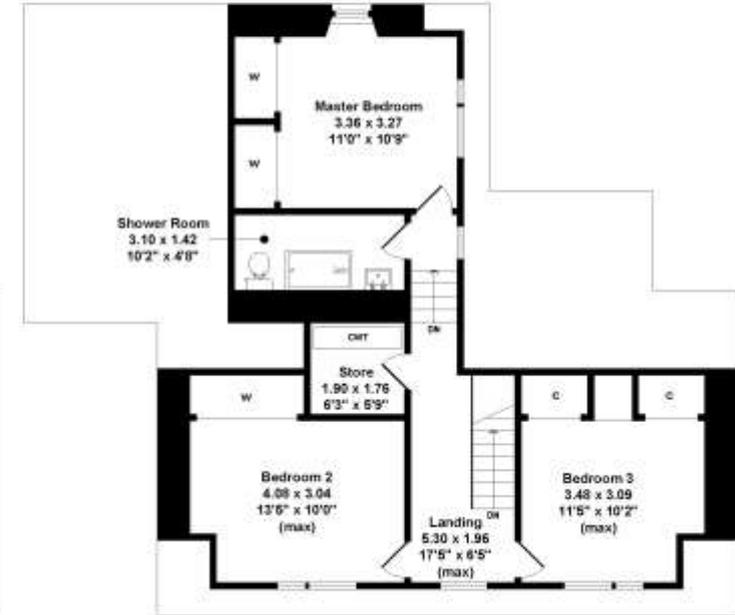
Farrowing Shed/Store 11.5m x 4.6m

North Cowfords Farmhouse New Aberdour, Fraserburgh, AB43 6NA

FOR IDENTIFICATION ONLY - NOT TO SCALE
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Ground Floor



First Floor









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** 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 any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information and Stipulations, the latter shall prevail. Offers in Scottish Legal Form should be submitted to the selling agents. However, the seller(s) reserves the right to withdraw the property, or any part of it from the sale.

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 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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