



**HILL OF CRIMOND
KEITH HALL, INVERURIE, AB51 0LQ**

**ABERDEEN
&
NORTHERN
ESTATES**



Whiterashes 2 miles

Inverurie 4 miles

Aberdeen 16 miles

HILL OF CRIMOND

KEITH HALL, INVERURIE, AB51 0LQ

**ARABLE LAND AND FARM BUILDINGS NEAR INVERURIE EXTENDING TO 46.4HA (114.6 ACRES) OR THEREBY.
FOR SALE AS A WHOLE OR IN TWO LOTS**

Lot 1: Land at Hill of Crimond

- Block of predominantly Grade 3(2) arable land extending to 42.8Ha (105.8 acres) or thereby
- Sitka spruce plantation extending to 2Ha (4.8 acres) or thereby

Lot 2: Farm Buildings and Paddock

- Steading complex providing approximately 1090m² of useful shed space
- Paddock extending to 1.6Ha (4 acres) or thereby

ASKING PRICES

LOT 1 - OFFERS OVER £475,000

LOT 2 - OFFERS OVER £65,000

AS A WHOLE OFFERS OVER £540,000



Viewing

By appointment with **ABERDEEN & NORTHERN ESTATES** -
TEL: 01467 623800

Directions

From Inverurie take the B993 road east towards Keithhall and Whiterashes for approximately 4 miles passing through the hamlet of Keithhall. The road to Hill of Crimond is on the left, signposted 'Tulloch Ard' and marked with an Aberdeen & Northern Estates sale board. Continue along this minor road for approximately 0.5 miles to reach Hill of Crimond. The exact location is shown on the attached OS plan.

Situation

The land and buildings at Hill of Crimond are located off the B993 between the town of Inverurie (4 miles) and village of Whiterashes (2 miles). Hill of Crimond lies in a renowned mixed arable/livestock farming region with productive and relatively flat lying ground. The subjects are ideally located for access to Inverurie, Dyce, and the City of Aberdeen as well as to Aberdeen Grain, the grain storage and drying facility in nearby Whiterashes and Thainstone Agricultural Centre (6 miles).

Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB. Tel: 03456 08 12 08.

Entry

By agreement

Common Agricultural Policy

BPS Entitlements not included in sale price but available by separate negotiation.

Mineral Rights

Included in sale in so far as they are owned.

Sporting Rights

Sporting rights are understood to be in-hand and included in the sale.

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

LOT 1 - LAND AT HILL OF CRIMOND

Farmland

The farmland at Hill of Crimond is made up of 4 fields of IACS registered land extending to 42.8Ha (105.8 acres) or thereby as per the attached plan. The land is fairly flat in nature lying at 130m-175m above sea level and classified by the Macaulay Institute for Soil Research as predominantly Grade 3(2).

The fields are currently all in arable cultivation. All fields are readily accessible with the land to the north of the steading benefitting from an internal access track.

Forestry

To the northern boundary of the subjects is a well-established, semi-mature Sitka spruce plantation extending to 2Ha (4.8 acres) or thereby, with potential for future income generation. The land is IACS parcel number 2 on the attached plan.

LOT 2 - FARM BUILDINGS AND PADDOCK

Farm buildings

The complex of farm buildings at Hill of Crimond are formed around the remains of the traditional steading with the addition of three adjoining general purpose buildings. The complex as a whole provides approximately 1090m² of useful shed space. The buildings can be summarised with approximate Gross External Area (GEA) measurements as follows:

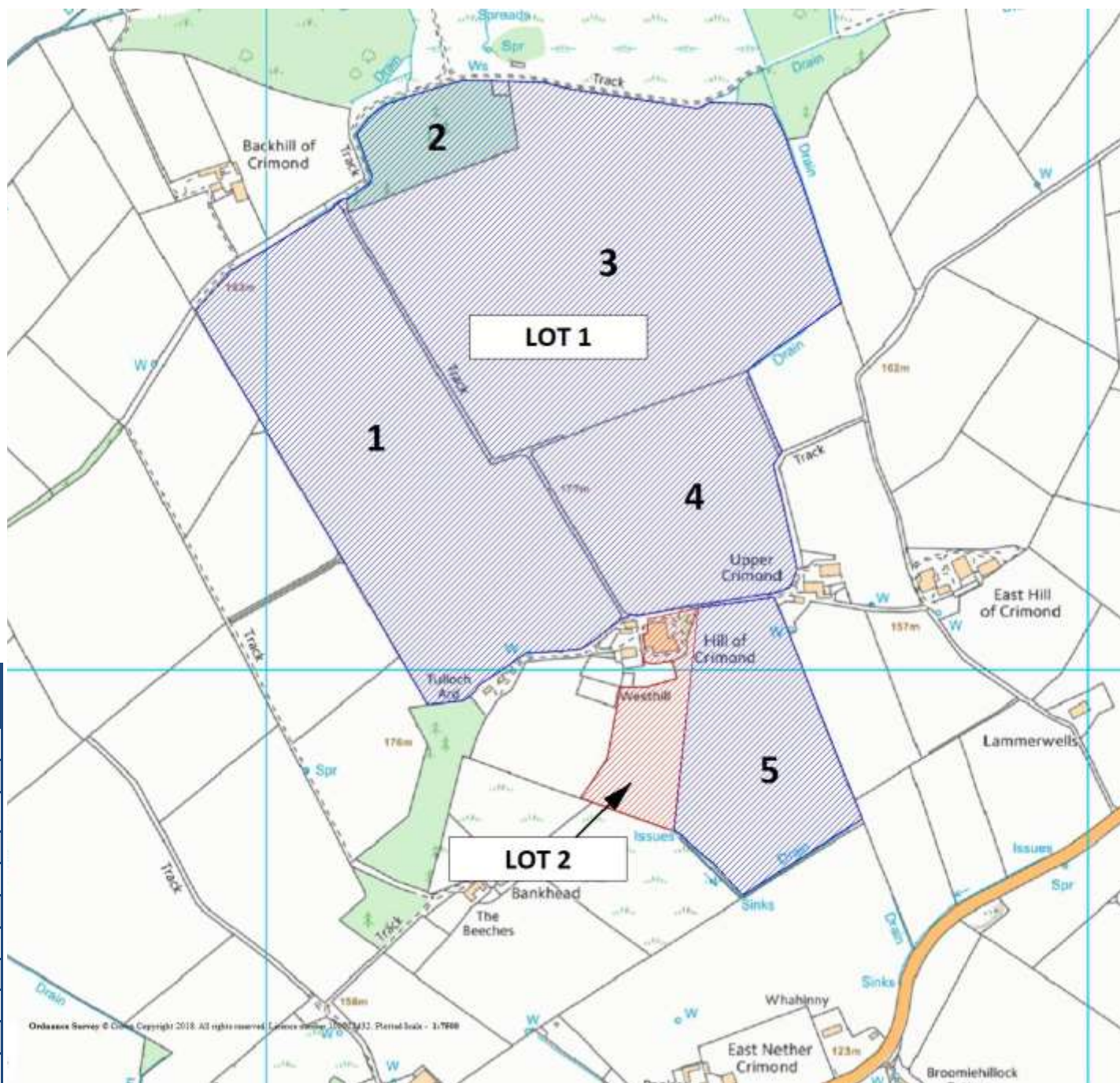
General Purpose Building	23m x 10m
General Purpose Building	23m x 10m
General Purpose Building	26m x 9m
Traditional steading:	
West Wing:	16m x 7m
North Wing:	26m x 7m
East Wing:	18m x 4.5m

It is understood that the buildings are serviced by mains water and mains electricity.

Paddock

Included in Lot 2 is a paddock extending to 1.6Ha (4 acres) or thereby, situated to the south of the farm buildings. There is currently no defined boundary between the paddock and Field Number 5 as per the attached plan. The paddock is currently in arable cultivation.

Field No	Field Identifier	Area Ha	Area Acres	2018 Cropping
Lot 1				
1	NJ/82175/23264	13.78	34.05	SB
2	NJ/82210/23614	1.95	4.82	Woodland
3	NJ/82403/23487	17.41	43.02	SB
4	NJ/82500/23205	6.27	15.49	SB
5 pt	NJ/82564/22894	5.37	13.28	SB
		44.78	110.66	
Lot 2				
5 pt	NJ/82564/22894	1.62	3.99	SB
	Total	46.40	114.65	





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(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

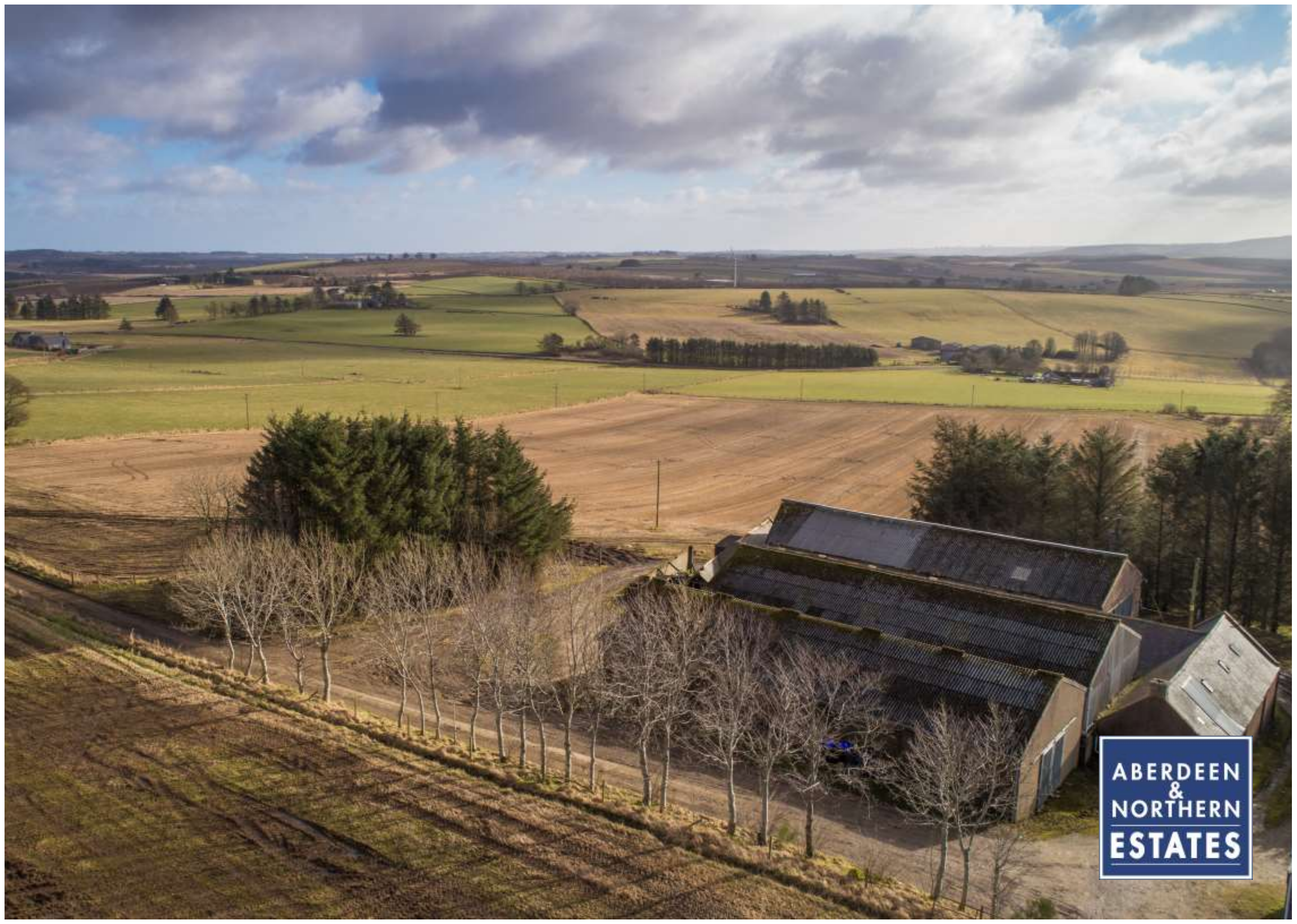
The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

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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