



FARROCHIE, NETHER CHEYNE AND REDCLOAK
STONEHAVEN, AB39 3US

**ABERDEEN
&
NORTHERN
ESTATES**



Lot 1 - Land at Farrochie



Lot 3 - Farrochie Steading



Lot 4 - Land and building at Redcloak



Lot 5 - Land at Kirktown of Fetteresso

Stonehaven 2 miles

Portlethen 10 miles

Aberdeen 18 miles

FARROCHIE, NETHER CHEYNE AND REDCLOAK

STONEHAVEN, AB39 3US

ABOUT 82HA (202 ACRES) IN ALL FOR SALE AS A WHOLE OR IN FIVE LOTS

Lot 1: Land at Farrochie

Grade 3(1) and 3(2) farmland extending to
36.13Ha (89.28 acres) or thereby

Offers Over £ 400,000

Lot 3: Farrochie Steading

Former agricultural buildings and yard area extending to
1.15Ha (2.85 acres) or thereby

Offers Over £ 100,000

Lot 2: Land at Nether Cheyne

Grade 3(1) and 3(2) farmland extending to
32.91Ha (81.32 acres) or thereby

Offers Over £ 400,000

Lot 4: Land and building at Redcloak

Land extending to 7.05Ha (17.42 acres) or thereby
with workshop building and yard

Offers Over £100,000

Lot 5: Land at Kirktown of Fetteresso

Land extending to 4.39Ha (10.85 acres) or thereby at Loop Road, Stonehaven

Offers Over £ 75,000

AS A WHOLE - OFFERS OVER £ 1,075,000



Viewing

By appointment with Mr J Agnew by email:
john.agnew10@btinternet.com

or contact Aberdeen & Northern Estates on 01467 623800

Directions

Travelling south from Aberdeen, take the exit off the A90 where signposted 'Spurryhillock Ind Est 1/2'. Stay on this road for a short distance before turning right on to Broomhill Road where signposted 'Aberdeen A90'. Continue on this road for approximately 3/4 miles to reach Lot 5 on the right (beside Fetteresso Cemetery) and Lot 1 to the left. To reach Lots 2 and 3, take the road on the left signposted 'Auchenblae 12' and continue for approximately 1/2 a mile before turning right onto the minor road (marked with an Aberdeen & Northern Estates sale board). Lot 4 at Redcloak is accessed directly off the A957 'Slug Road' from Stonehaven. The exact locations of all the lots can be seen on the attached OS extract plan.

Situation

This impressive portfolio, which includes approximately 82Ha (202 acres) or thereby of land in total, together with development opportunities, is situated on the outskirts of the vibrant coastal town of Stonehaven. The town is a popular tourist destination with attractions including the picturesque harbour, beach, open air swimming pool and nearby Dunnottar Castle. There is also a range of local services and amenities including primary and secondary education, shops, restaurants, leisure centre, health centre, golf course and a railway station with regular services to the north and south.

The subjects benefit from close proximity to excellent transport links including the A90 trunk road and the recently completed Aberdeen Western Peripheral Route (AWPR). Aberdeen (18 miles) can be reached in 30 minutes by car (rush hour excepted) and provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry. The AWPR provides quick access to the north and west of the city including Aberdeen Airport which operates regular flights to London and other UK cities, as well as overseas destinations.

Lot 1 - Land at Farrochie

Lot 1 comprises 36.13Ha (89.28 acres) or thereby of IACS registered farmland, split into 3, good sized arable fields and benefitting from good roadside access. According to the



Lot 2 - Land at Nether Cheyne

Macaulay Institute for Soil Research (now The James Hutton Institute), the land is all classified as grade 3(1) and 3(2). The land lies at an altitude of between 30m and 70m above sea level and is predominantly east facing in nature. Note part of field 7 has a scheduled monument (Ref: SM5449).

Lot 2 - Land at Nether Cheyne

Lot 2 comprises 32.91Ha (81.32 acres) or thereby of IACS registered farmland, split into 3 fields. Forming a compact block of good sized, arable fields with roadside access, the land is all classified as grade 3(1) and 3(2). The land lies at an

altitude of between 80m and 155m above sea level and is predominantly south and southeast facing in nature.

Lot 3 - Farrochie Steading

Farrochie Steading comprises former agricultural buildings and surrounding land extending to approximately 1.15Ha (2.85 acres) in total, as per the attached plan. The buildings are in a disused condition however the large site may provide development opportunities, subject to obtaining the appropriate planning consents.

Lot 4 - Land and building at Redcloak

Lot 4 comprises land extending to 7.05Ha (17.42 acres) or thereby together with a Nissen style shed providing approximately 135m² of storage space. The land is classified as grade 3(2) and has been left fallow in recent years. Included is a rugby pitch to the northwest corner of the land. Lot 4 is accessed off the A957 'Slug Road' to the north, as show in yellow on the attached plan, with the A90 road adjacent to the east. We understand from the Scottish Assessors that the Nissen shed has a rateable value as a Workshop of £2,000, effective from 1st April 2017. The building may provide alternative use opportunities, subject to obtaining the appropriate planning consents.

Lot 5 - Land at Kirktown of Fetteresso

Lot 5 comprises one field extending to 4.39Ha (10.85 acres) or thereby, presently in grassland. This field is predominantly

classified as grade 3(1) with a small area of grade 3(2), and lies at an altitude of 40m-50m above sea level. The land benefits from excellent roadside access, lying adjacent to the A90 and the Loop Road to the west. The site borders Fetteresso Cemetery and Kirktown Brae housing development to the south. It is understood that part of the field is currently within the Stonehaven settlement boundary of the Aberdeenshire Local Development Plan 2017.

Entry

By agreement.

Common Agricultural Policy

BPS Entitlements are not included in the sale. Lots 1, 2 and 5 farmland is all BPS Region 1.

Mineral Rights

Included in the sale, insofar as they are owned.

Sporting Rights

Included in the sale, insofar as they are owned.

Local Authority

Aberdeenshire Council, Kincardine and Mearns Area Office, Viewmount, Arduathie Road, Stonehaven, AB39 2DQ
Tel: 01569 690541

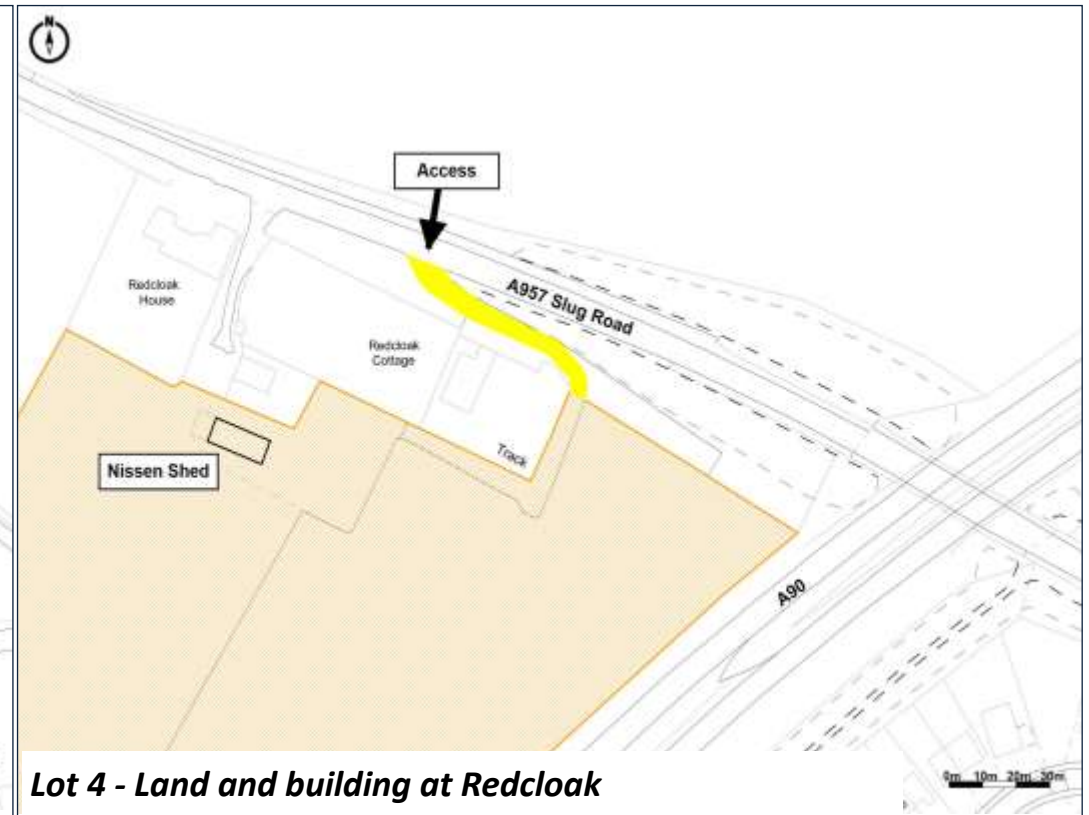
Note

Prospective purchasers should note that:

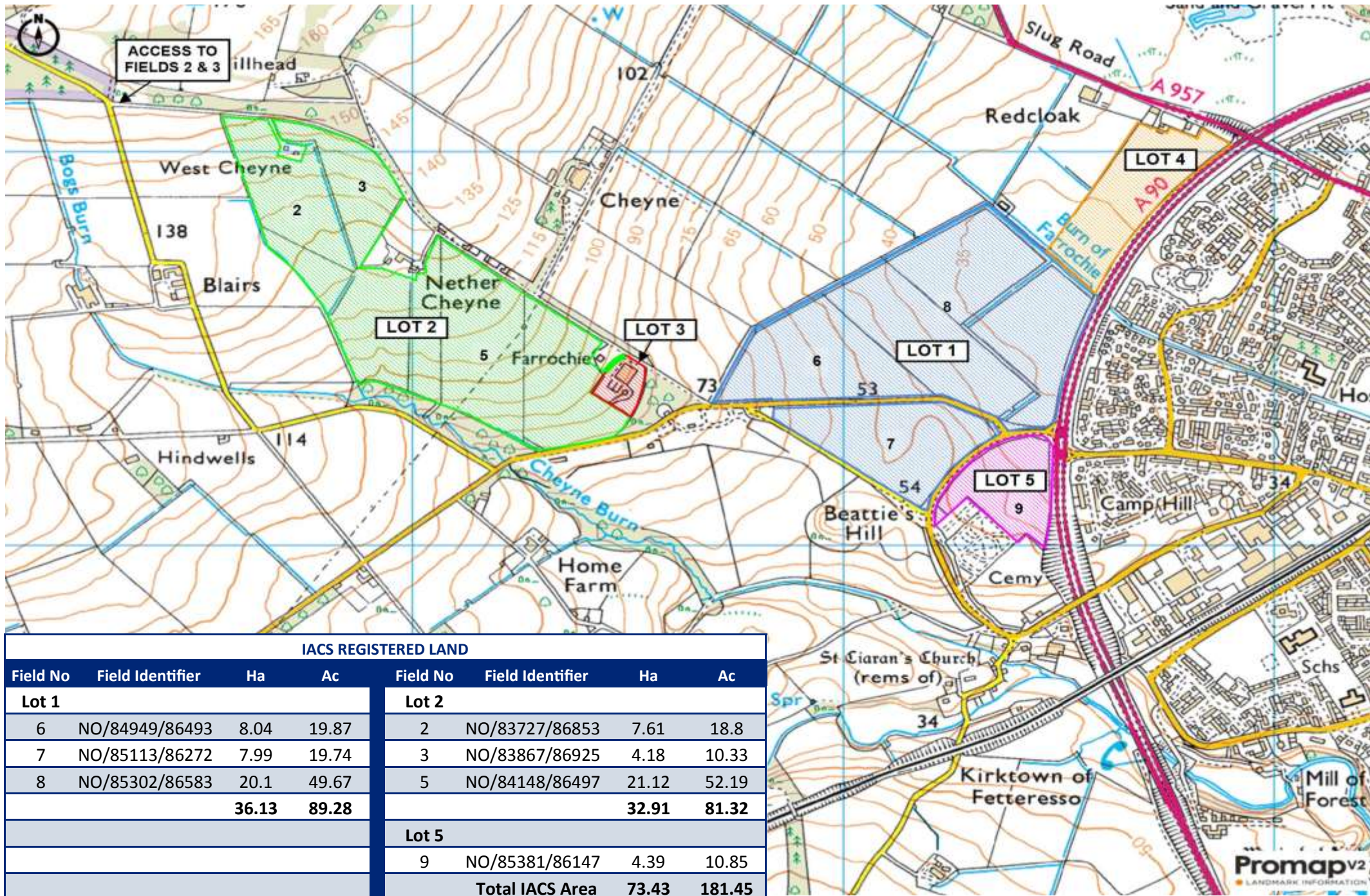
- 1) Unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice
- 2) Interested parties should note that offers submitted should not be conditional on receiving planning permission



Lot 3 - Farrochie Steading (red)



Lot 4 - Land and building at Redcloak



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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