

**ABERDEEN
&
NORTHERN
ESTATES**

MITCHELLHILL, MAUD, PETERHEAD, ABERDEENSHIRE, AB42 5SP

New Deer 1 mile

Auchnagatt 4 miles

Ellon 12 miles



OFFERS OVER
Lot 1 - £375,000
Lot 2 - £125,000
Total - £500,000

A 20Ha (50 acre) Aberdeenshire farm property with attractive 4-bedroom farmhouse and good range of farm buildings.

For sale as a whole or in two lots with vacant possession.

To view the property or for further information please contact:

Mr G Chalmers - 07836 347430

or

Aberdeen & Northern Estates Ltd

01467 623800

estates@anmgroun.co.uk





Directions

From Auchnagatt head north on the B948 for 3 miles towards New Deer, turning left signposted 'Auchmaliddie'. Once on the 'Lang Stracht' continue east and the farm of Mitchellhill is approximately 1 mile along this road on the left hand side as per the attached OS extract plan.

Situation

Mitchellhill is situated in an attractive rural setting a short distance from the Aberdeenshire villages of New Deer, Maud and Auchnagatt. The property is set back from the main road in a private situation and benefits from attractive views over the surrounding countryside.

Mitchellhill conveniently lies between the A948 New Deer - Ellon road and the B9170 New Deer - Methlick road offering good access south to Ellon, Inverurie, Aberdeen and beyond. Primary schooling is available in New Deer with secondary education at Mintlaw Academy.

The City of Aberdeen (28 miles) can be reached in less than an 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.

Local Authority

Aberdeenshire Council, Buchan Area Office, Arbutnot House 62 Broad Street, Peterhead, AB42 1DA. Tel: 08456 08 12 07 www.aberdeenshire.gov.uk

Services

Mains electricity, Mains water, Private drainage.

Entry

By agreement.

Council Tax

Band D

Energy Performance Certificate

Band E



Common Agricultural Policy

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

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 – Mitchellhill farmhouse, farm buildings and farmland extending to 9.20Ha (22.80 acres) or thereby.

Mitchellhill Farmhouse

A spacious and bright 4 bedroom family home set in attractive garden grounds. The internal layout is shown on the attached floor plan, but in summary the accommodation comprises:-

Ground Floor

Rear Hall, Kitchen, Utility Room, WC, Bathroom, Sitting Room, Living Room, Bedroom 4, and Sun Lounge.

First Floor

Bedroom 1, Bedroom 2 and Bedroom 3

This attractive south facing dwelling has oil fired central heating and benefits from large front windows overlooking well maintained garden grounds and Mitchellhill farmland.

A double car port is situated immediately to the north west of the property with the adjacent concrete yard area offering additional parking facilities.

Farm buildings

An extensive range of versatile farm buildings providing useful storage, livestock accommodation, and workshop facilities. The traditional buildings would lend themselves to a range of purposes including development (subject to planning) as well as equine opportunities. The buildings include:

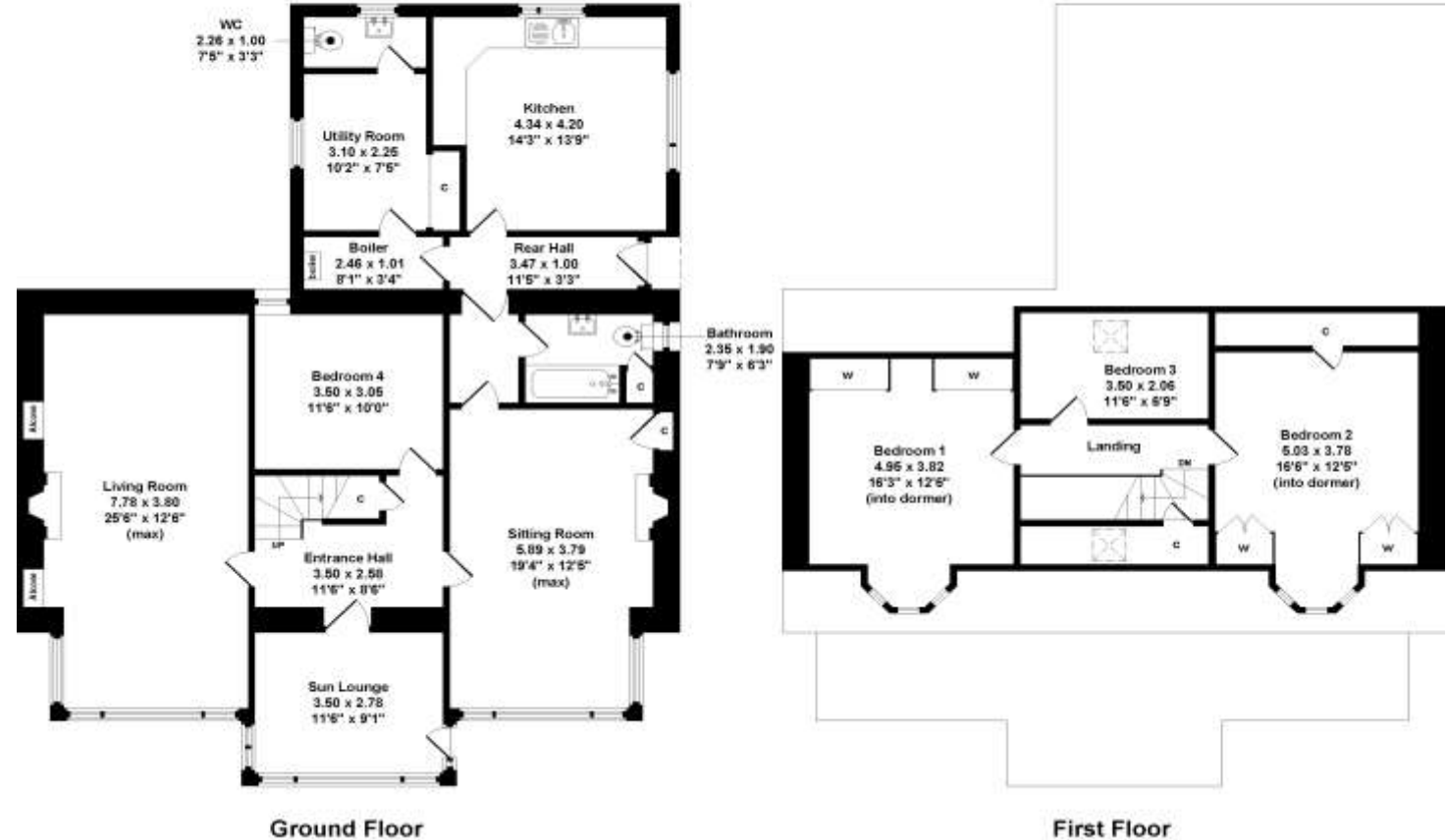
Bothy **14.3m x 6.1m**
Traditional stone bothy building with original corrugated steel roof. Small livestock shelter accommodation on western gable.

Traditional U-shaped steading
Substantial stone and slate steading providing workshop facilities, slatted court and general store. Courtyard area with Bothy. The approximate steading dimensions are as follows:

East wing - 18.5m x 6.5m
West wing - 15m x 5.3m (workshop with loft)
North wing - 23m x 9m (slatted Court)

Mitchellhill Farmhouse Maud, Peterhead, AB42 5SP

FOR IDENTIFICATION ONLY - NOT TO SCALE
© HONEYGRAM LTD 2016



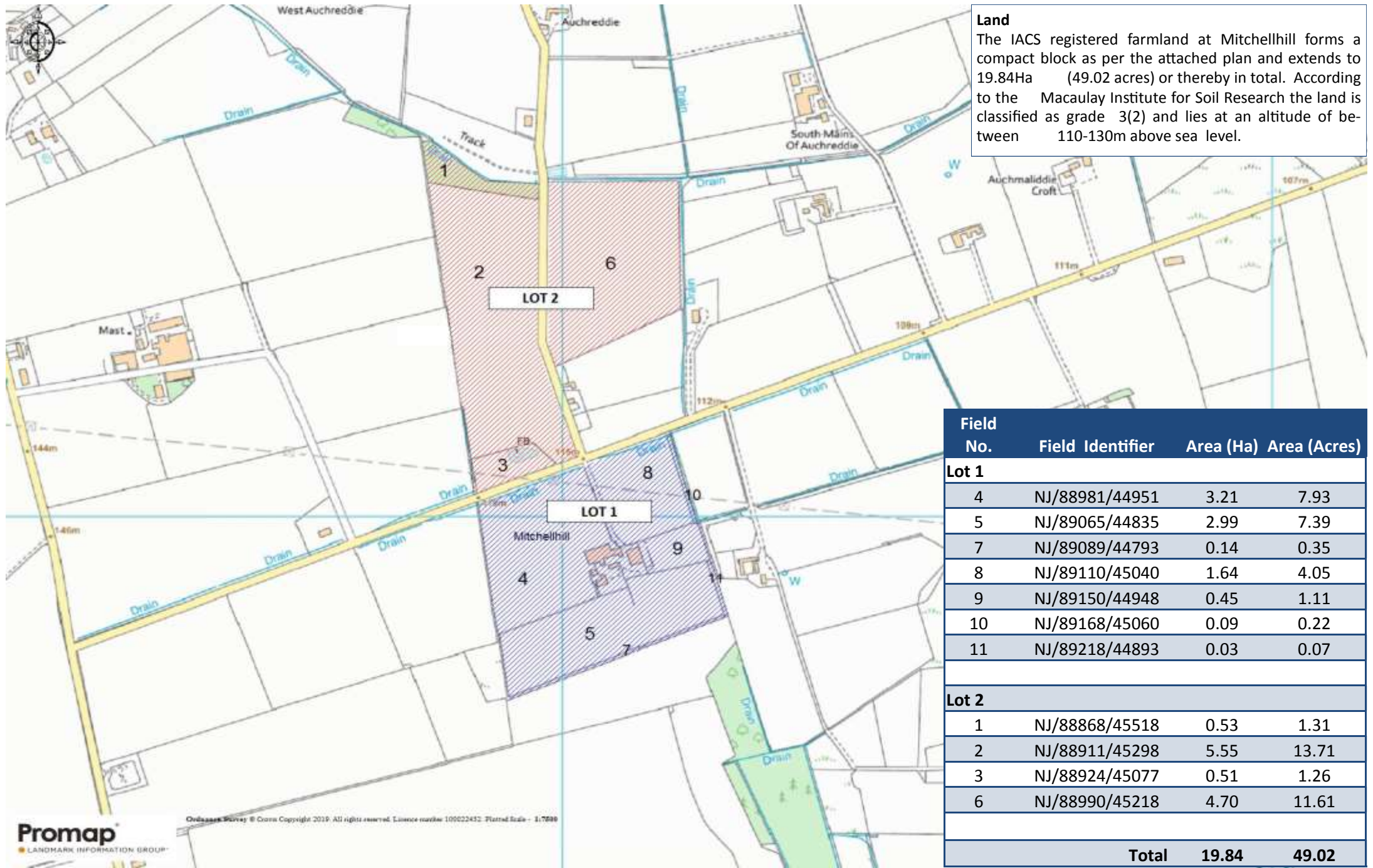
General Purpose Building **19m x 24m**
Large steel portal frame building with fibre cement roof. Includes internal division walls. Northern section comprises cattle court accommodation with general store to south. Good access from eastern, western and southern elevations. Large concrete apron at rear provides additional external court or general storage opportunities.

Cattle Court **19.7m x 10.3m**
Steel portal frame building to north of U-shaped steading with part vented timber cladding. Includes side feed-pass.

Connected Court/Store **21.2m x 7m**
Accessed through cattle court

Stables **8.5m x 22m**
Mono pitch lean to building of concrete block and timber construction with fibre cement roof sheeting.

Lot 2 – Farmland and woodland extending to approximately 11.29Ha (27.89 acres) or thereby. Includes pond area.
Lot 2 comprises productive farmland with good road side access as per the attached plan.



Land
 The IACS registered farmland at Mitchellhill forms a compact block as per the attached plan and extends to 19.84Ha (49.02 acres) or thereby in total. According to the Macaulay Institute for Soil Research the land is classified as grade 3(2) and lies at an altitude of between 110-130m above sea level.

Field No.	Field Identifier	Area (Ha)	Area (Acres)
Lot 1			
4	NJ/88981/44951	3.21	7.93
5	NJ/89065/44835	2.99	7.39
7	NJ/89089/44793	0.14	0.35
8	NJ/89110/45040	1.64	4.05
9	NJ/89150/44948	0.45	1.11
10	NJ/89168/45060	0.09	0.22
11	NJ/89218/44893	0.03	0.07
Lot 2			
1	NJ/88868/45518	0.53	1.31
2	NJ/88911/45298	5.55	13.71
3	NJ/88924/45077	0.51	1.26
6	NJ/88990/45218	4.70	11.61
Total		19.84	49.02



ABERDEEN & NORTHERN (ESTATES) LIMITED

www.anestates.co.uk



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.

Date of Publication: December 2018
Photographs Taken: December 2018