



**HILL OF BRAIKLAY, TARVES
ELLON, ABERDEENSHIRE, AB41 7NS**







Tarves 1 mile



Ellon 8 miles



Aberdeen 19 miles

HILL OF BRAIKLAY, TARVES

ATTRACTIVE MODERNISED FARMHOUSE AND THREE HOUSE PLOTS (WITH ADDITIONAL LAND AVAILABLE) AND FULL PLANNING PERMISSION. FOR SALE IN FOUR LOTS:

LOT 1 - PLOT 1 HILL OF BRAIKLAY OFFERS OVER £120,000

LOT 2 - PLOT 2 HILL OF BRAIKLAY OFFERS OVER £115,000

LOT 3 - PLOT 3 HILL OF BRAIKLAY OFFERS OVER £115,000

LOT 4 - HILL OF BRAIKLAY FARMHOUSE OFFERS OVER £250,000



Viewing

By appointment with the seller, **MS HARRIS - TEL: 07795 438 717** or **ABERDEEN & NORTHERN ESTATES - TEL: 01467 623800**

Directions

From Aberdeen take the A947 Oldmeldrum road and continue for approximately 9.6 miles, turning right where sign-posted 'Tarves 5'. At the crossroads with the A920 proceed straight ahead (again, sign-posted 'Tarves 3'). Arriving at the next junction turn left— Hill of Braiklay is located approximately one mile further along this road on the right hand side. The exact location of the property is shown on the attached OS plan.

Situation

Hill of Braiklay is located in a popular and accessible area, being only 1 mile to the west of the village of Tarves, 8 miles west of Ellon and 19 miles north of the City of Aberdeen.

The property occupies a prominent location above the village of Tarves, with panoramic views from the Farmhouse and steading plots looking out over the surrounding countryside. As has been detailed on the included plan, the seller owns all of the land that surrounds the Farmhouse and steading sites.

The City of Aberdeen is close at hand, being approximately 19 miles and can be reached in under an hour by car (rush hour excepted) and provides all of 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. Primary schooling is available at Tarves Primary (1 mile) whilst secondary education is available at Meldrum Academy at Oldmeldrum (5 miles).



The View North

Local Authority

Aberdeenshire Council, 29 Bridge Street, Ellon, AB41 9AA. Telephone: 03456 08 12 08.

Services (Farmhouse & Sites)

Mains Electricity, Mains Water, Private Drainage, Telephone.

Entry

By agreement.

Council Tax

Band C

Energy Performance Certificate

Band D

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.

Lot 1 - Plot 1 at Hill of Braiklay

This plot at lies in the south-western corner of the steading area and provides the purchaser with a site ready to develop with detailed planning permission for an attractive and modern 4-bedroomed home. This plot is extremely spacious and south-facing setting in an area extending to 0.35 acres or thereby, also benefitting from the provision for a dedicated access track.

Lot 2 - Plot 2 at Hill of Braiklay

This plot is located in the north-western corner of the steading area and provides the purchaser with a site ready to develop with detailed planning permission for an attractive and modern 4-bedroomed home. This plot is extremely spacious, set in an area extending to 0.47 acres or thereby and enjoying remarkable panoramic views over the surrounding countryside. Access is taken along a sealed, tarred private road in very good repair.

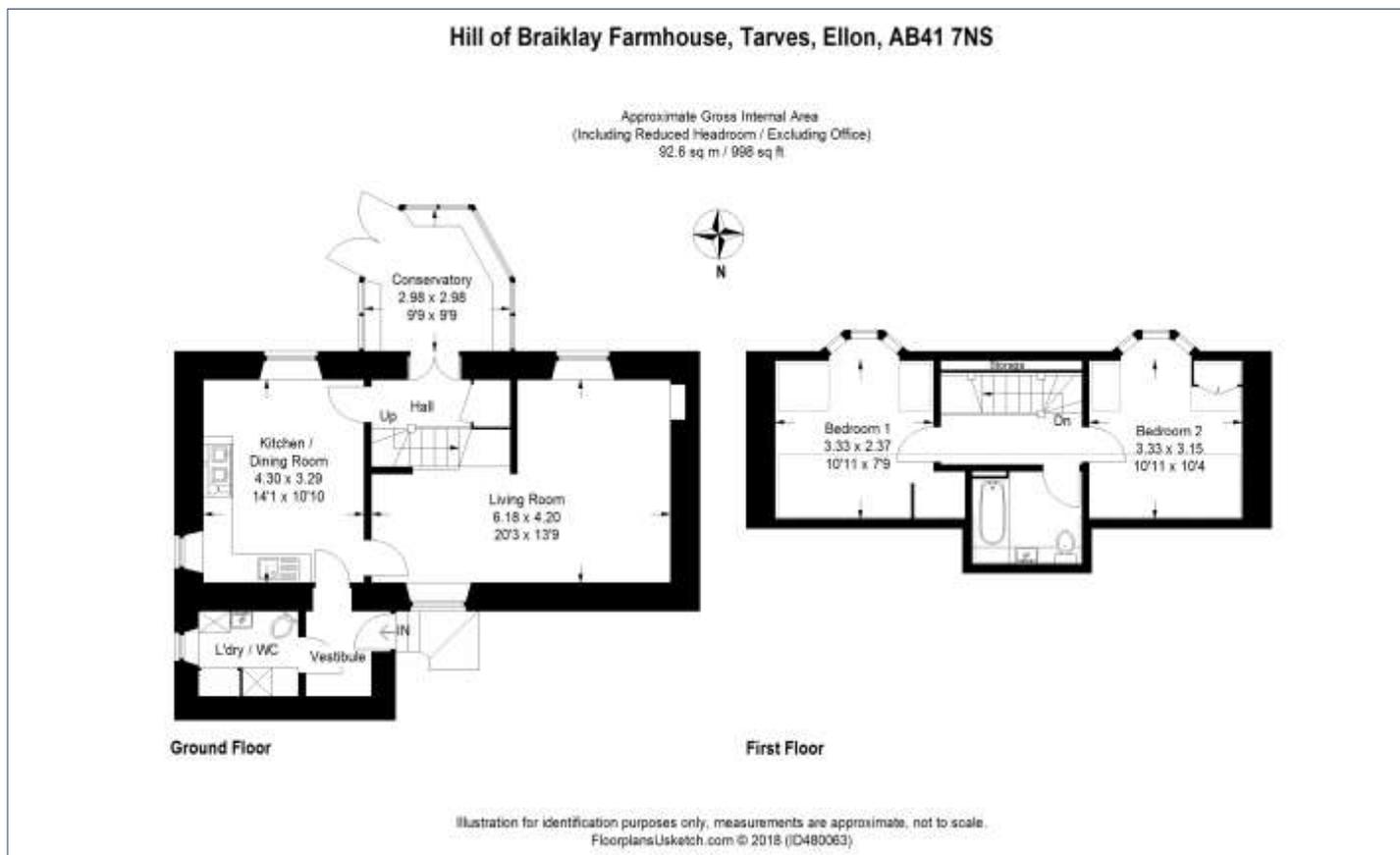
Lot 3 - Plot 3 at Hill of Braiklay

This plot is located in the north east corner of the steading area and provides the purchaser with a site ready to develop with detailed planning permission for an attractive and modern 4-bedroomed home. This plot also affords a spacious and private setting in an area extending to 0.40 acres or thereby. Access is taken along a sealed, tarred private road in very good repair.

NOTE: A copy of the detailed plans for the development sites are available upon request, whilst the planning application can be viewed on the Aberdeenshire Council planning portal with the reference code **APP/2018/1374**. The approved designs have been tailored to each site and therefore differ in their format. Services to all plots are understood to be available on site. Additional land is available on a first refusal basis as depicted on the plan contained herein.

Lot 4 - Hill of Braiklay Farmhouse

Hill of Braiklay farmhouse is a traditional Aberdeenshire farmhouse that has been entirely renovated and modernised in recent years. Aside from being reframed and reinsulated throughout, as well as the installation of a new oil central heating system, the property has also been finished to a high standard with solid hardwood floors throughout, a practical modern fitted kitchen and well finished family bathroom tiled in marble and



benefitting from underfloor heating. Storage has been thoughtfully considered and implemented throughout the house and the living space is particularly spacious for a property of this type.

The current owners have successfully applied for detailed planning permission to add a substantial extension to the property on its south-eastern corner. This affords the purchaser the opportunity to capitalise on the property's attractive setting and south facing aspect with a modern, timber clad addition that would effectively double the available floorspace. A copy of the plans are available upon request and the planning application can be viewed at on the Aberdeenshire Council planning portal with the reference code APP/2017/1968.

A timber-built stand-alone office space with services available and WC provides useful additional space that might serve in the future as additional accommodation or as a garden house. Extending to 29 square meters, this modern addition could be appropriated for use as an Airbnb or similar, given the property's proximity to popular venues such as Meldrum House. Additionally, the house is surrounded by garden ground on its southern and western flanks, which is laid to lawn and established garden plants and has a productive fruit garden with greenhouse.

Available for sale by separate negotiation is approximately 3.90 acres of good quality agricultural land.

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 outgoings 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.

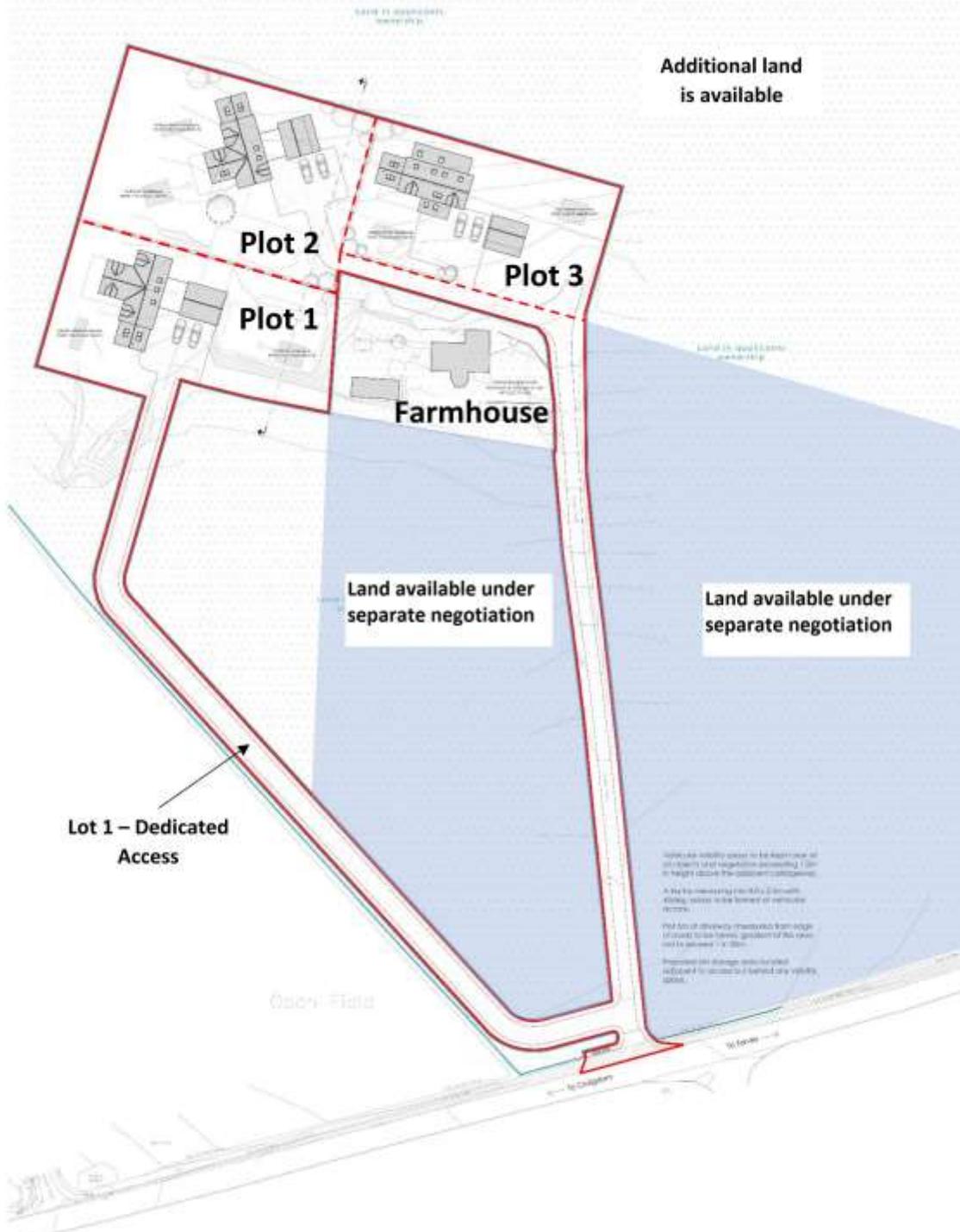
Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Indicative Plan of Additional Land Available





SITE PLAN
Scale 1:500

