



**LITTLE NEWTON**  
**OLD RAYNE, INSCH, AB52 6SE**







Insch 3 miles



Inverurie 12 miles

Huntly 13 miles



Aberdeen 27 miles

## **LITTLE NEWTON**

**OLD RAYNE, INSCH, AB52 6SE**

**A TRADITIONAL FARMHOUSE WITH FANTASTIC VIEWS OF THE BENNACHIE RANGE WITH RANGE OF FARMBUILDINGS AND IACS REGISTERED LAND EXTENDING TO 24.55HA (60 ACRES) OR THEREBY**

**FOR SALE AS A WHOLE  
FIXED PRICE £430,000**



### Directions

From Inverurie, travel north on the A96 for approximately 9 miles and then turn right onto the B992, opposite Kellockbank and signposted to Auchterless. Stay on this road for just over a mile with Little Newton located on the right hand side of the road. The exact location is shown on the attached OS extract map.

### Situation/General

Little Newton is situated approximately 3 miles east of the village of Inch and 12 miles north of Inverurie, the property has excellent links onto the A96. Inch provides a limited range of shopping facilities and services including railway station and a challenging 18 hole golf course as well as Kellockbank Garden Centre found a short distance away.

Primary schooling is available at Old Rayne whilst Inverurie has a secondary school and a wide range of shopping facilities, supermarkets and services including a swimming pool. Thainstone Agricultural Centre is also close by and is home to Aberdeen and Northern Marts, The National Farmers' Union, Clydesdale Bank, SAC Consulting as well as animal feed and health specialists.

Aberdeen can be reached in under 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. 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.

### Entry

By agreement.

### Viewing

By appointment with Aberdeen & Northern Estates Ltd.

### Common Agricultural Policy

The BPS entitlements are not included in the sale but can be available by separate negotiation.

### Council Tax

Band D

### Energy Performance Certificate

Band F



### Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA  
Telephone: 01467 533200 [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

### Mineral Rights

Included in the sale in so far as they are owned.

### Services

Private Water, Mains Electricity, Private Drainage, Telephone.

### 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.

In October 2018 the initial route options public exhibition for the A96 Dualling project revealed a potential route that may affect Little Newton, further information can be found at <https://www.transport.gov.scot/projects/a96-dualling-inverness-to-aberdeen/a96-east-of-huntly-to-aberdeen/>

# PARTICULARS

## Farmhouse

A one and half storey traditional stone and slate farmhouse with single storey extension providing comfortable family accommodation over two floors.

The internal layout of this traditional dwelling house with room sizes is shown on the attached plan, but in summary comprises:

### Ground Floor

Hall, Kitchen, Living Room, Dining Room/ Study, Sitting Room, Bathroom.

### First Floor

Bedroom 1, Bedroom 2 and Bedroom 3.

The property benefits from double glazing throughout and is served with electric panel storage heaters throughout.

## Outside/Garden Area

This south facing property has an enclosed private garden, with an area laid to lawn, pond and a greenhouse. There is ample yard space and parking to the east of the property.

## Farm Buildings

Little Newton benefits from outbuildings which could be used for a variety of purposes and provide around 325m<sup>2</sup> of accommodation. This includes;

### Dutch Barn with Lean-to

**18m x 15m**

Steel portal frame with open face, this area provides excellent storage or could be adapted for a number of uses.

## Farmland

In total there are approximately 24.55 Ha (60.66 acres) of IACS registered land at Little Newton. The land is generally all south facing and is fairly flat in nature and lying at an altitude of 110m to 115m above sea level. The majority of the land is classified by the James Hutton Institute as 3(1) with small areas of 3(2) found in the east of the land for sale. Field 9 is an area of open woodland that provides shelter and amenity to the holding.

## Little Newton, Old Rayne, Inch, AB52 6SE

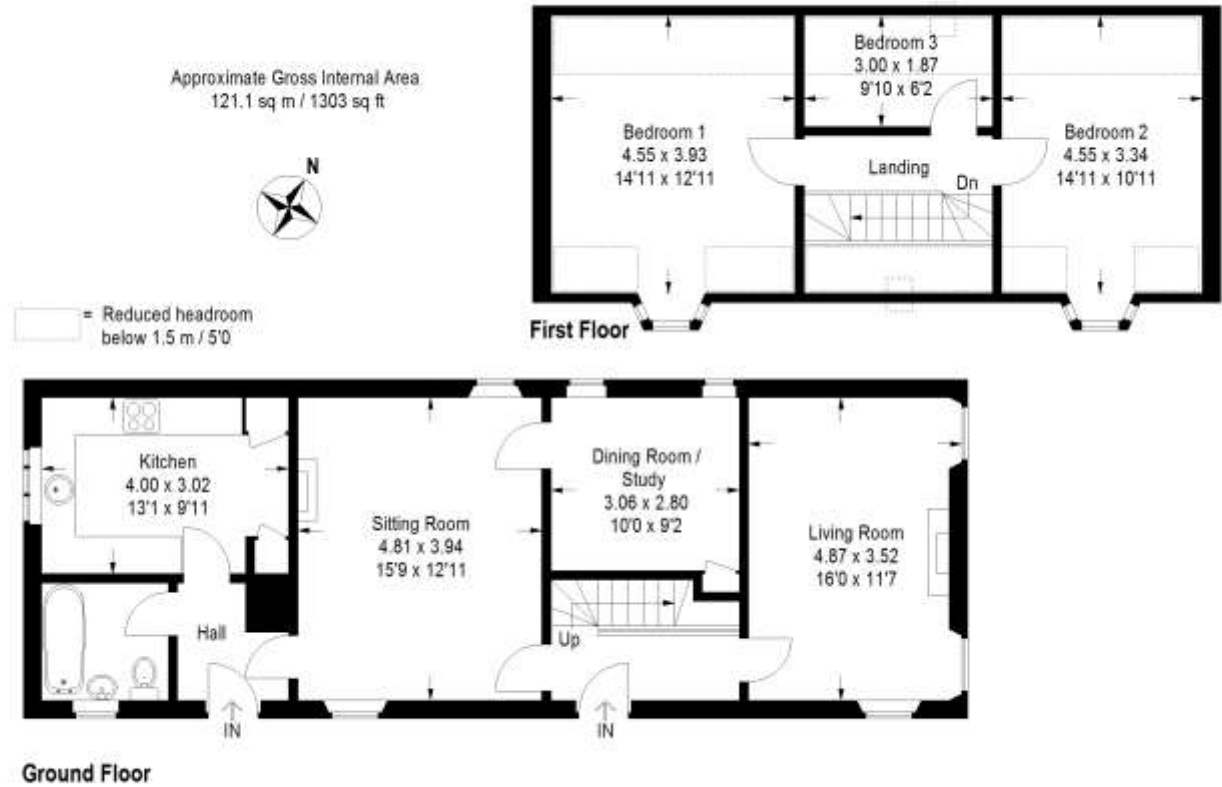
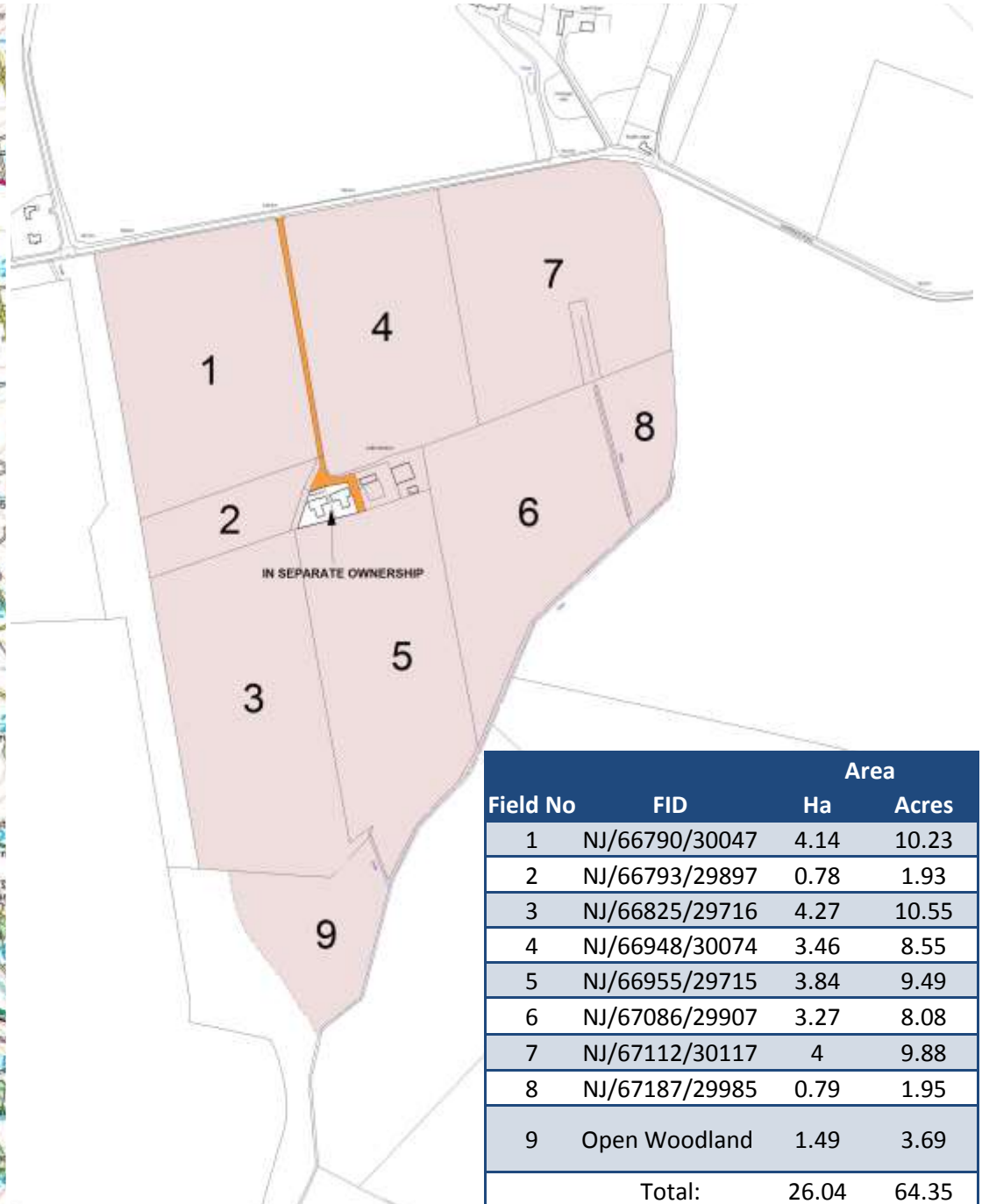


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2016 (ID 463697)





Field No	FID	Area	
		Ha	Acres
1	NJ/66790/30047	4.14	10.23
2	NJ/66793/29897	0.78	1.93
3	NJ/66825/29716	4.27	10.55
4	NJ/66948/30074	3.46	8.55
5	NJ/66955/29715	3.84	9.49
6	NJ/67086/29907	3.27	8.08
7	NJ/67112/30117	4	9.88
8	NJ/67187/29985	0.79	1.95
9	Open Woodland	1.49	3.69
Total:		26.04	64.35

# 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.

**Date of Publication: August 2018**



**ABERDEEN & NORTHERN (ESTATES) LIMITED**

[www.anestates.co.uk](http://www.anestates.co.uk)