

**ABERDEEN
&
NORTHERN
ESTATES**

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**OFFERS OVER
£325,000**

WORLDSEND, BRUCKLAY, MAUD, PETERHEAD, AB42 5PD

Maud 3 miles

Peterhead 14 miles

Turriff 15 miles

Aberdeen 33 miles



A well maintained small farm property with farmhouse, good range of outbuildings and 20Ha (50 acre) of farmland and woodland, set within a picturesque location near Maud in Aberdeenshire

To view or for further information please contact:

Mr & Mrs MacLellan - 01771 619068

or

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Directions

From Aberdeen take the A90 north beyond Ellon, turning left at the Toll of Birness onto the A952. Remain on this road before turning left at the roundabout in Mintlaw on to the A950. Continue on this road for approximately 5 miles, turning right where signposted 'Worldsend Farm & Pine Lodge'. Proceed on this road until reaching the property at the road end. The exact location of the property is shown on the attached OS plan.

Situation

Worldsend enjoys a pleasant and peaceful rural setting, with unspoilt views of the surrounding Aberdeenshire countryside. The property is currently operated as a small agricultural unit with a herd of Aberdeen Angus cattle and provides an excellent opportunity for those with smallholding or equestrian interests. The 53 mile Formartine and Buchan Way passes through the holding providing first class, direct access to one of Scotland's "Great Trails" popular with walkers, cyclists and as an equestrian route, while the nearby Aden Country Park includes walking paths and the Aberdeenshire Farming Museum.

Worldsend is situated a short distance from the settlements of Maud (3 miles), which provides a range of local facilities including a primary school, and Mintlaw (6 miles) which provides further services as well as secondary education. The busy fishing port of Peterhead (14 miles) can be found a short drive away to the east and the market town of Turriff is 15 miles west of Worldsend, both are busy towns providing a range of supermarkets, shops, leisure facilities and restaurants.

The City of Aberdeen can be reached in an hour by car (rush hour excepted) and provides a theatre, two universities and excellent shopping facilities. In addition, Aberdeen has a mainline railway station and an airport operating regular flights to London and other UK cities, as well as overseas destinations.

Council Tax
Band C

Energy Performance Certificate
Band D

Local Authority

Aberdeenshire Council, Buchan House, St Peter Street,
Peterhead, AB42 1QF
Tel 03456 08 12 08

www.aberdeenshire.gov.uk



Services

Private Water Supply with Mains Water connection available on site, Private Drainage, Mains Electricity and Telephone

Entry

By arrangement.

Common Agricultural Policy

BPS Entitlements are not included in the sale price but can be made 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

Worldsend Farmhouse

Worldsend is a well maintained traditional Aberdeenshire farmhouse split across two floors providing spacious living accommodation. The accommodation and layout is shown on the attached floor plan but in summary comprises:

Ground Floor

Kitchen, Dining Room, Lounge, Bathroom with separate shower, Conservatory, WC.

First Floor

Bedroom 1 and Bedroom 2

The property benefits from double glazing, electric storage heaters (supplied by the Solar PV system) and a wood burning stove in the lounge. Worldsend is set within attractive garden grounds which are predominantly laid to lawn, shrubs and mature trees.

Outbuildings

The outbuildings at Worldsend, situated a short distance to the northeast of the farmhouse, comprise a good range of buildings which are suitable for a range of purposes. The buildings, together with approximate measurements, include:

General Purpose Building 24m x 12m
Large, versatile steel portal frame building, supplied with water and electricity

Traditional L-shaped Steading

Well maintained building of stone and slate construction, currently used a workshop and for storage:

North wing 8.5m x 6m
West wing 18m x 4m

Stable Block 10m x 5m
Stone and slate construction with three loose stable boxes, currently used for storage of firewood

Ground Mounted Solar PV System

Situated to the south of the farmhouse is a 10kW ground mounted Solar PV panel array which is in a secure and fenced off paddock. This system supplies the farmhouse and steading, reducing annual electricity bills and providing a quarterly FIT income.

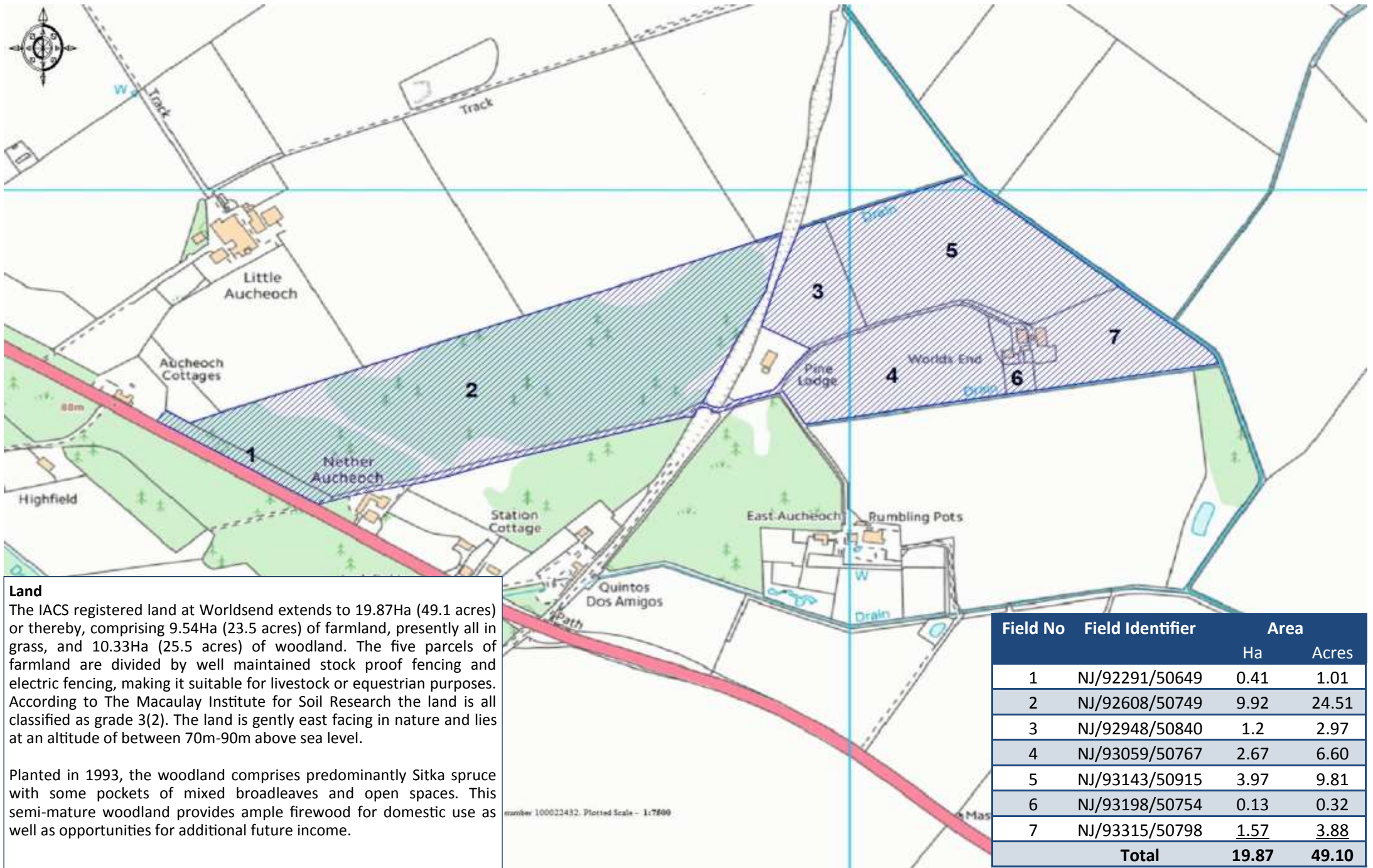
Worldsend Farmhouse, Brucklay, Maud, Peterhead, AB42 5PD

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft.



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (10442205)





Land

The IACS registered land at Worldsend extends to 19.87Ha (49.1 acres) or thereby, comprising 9.54Ha (23.5 acres) of farmland, presently all in grass, and 10.33Ha (25.5 acres) of woodland. The five parcels of farmland are divided by well maintained stock proof fencing and electric fencing, making it suitable for livestock or equestrian purposes. According to The Macaulay Institute for Soil Research the land is all classified as grade 3(2). The land is gently east facing in nature and lies at an altitude of between 70m-90m above sea level.

Planted in 1993, the woodland comprises predominantly Sitka spruce with some pockets of mixed broadleaves and open spaces. This semi-mature woodland provides ample firewood for domestic use as well as opportunities for additional future income.

Field No	Field Identifier	Area	
		Ha	Acres
1	NJ/92291/50649	0.41	1.01
2	NJ/92608/50749	9.92	24.51
3	NJ/92948/50840	1.2	2.97
4	NJ/93059/50767	2.67	6.60
5	NJ/93143/50915	3.97	9.81
6	NJ/93198/50754	0.13	0.32
7	NJ/93315/50798	1.57	3.88
Total		19.87	49.10



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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.

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