

**ABERDEEN
&
NORTHERN
ESTATES**

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HILLHEAD OF GASK FARM, LONGHAVEN, PETERHEAD, AB42 0PT

Longhaven 2 miles

Peterhead 5 miles

Aberdeen 27 miles



Asking Price
Lot 1: o/o £150,000
Lot 2: o/o £570,000
Total: o/o £720,000

A 69Ha (170 acre) Aberdeenshire farm property near Peterhead comprising farmhouse, range of farm buildings and productive farmland. Includes bare land opportunity.

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

To view the property or for further information please contact:-

Aberdeen & Northern Estates Ltd
01467 623800
estates@anmgroup.co.uk





ABERDEEN & NORTHERN (ESTATES) LIMITED

www.anestates.co.uk

Viewing

By appointment with Aberdeen & Northern Estates Ltd - 01467 623800 or Mr A Cumming - 07850 839805

Directions

From Longhaven follow the A90 south for approximately 0.4 miles turning right at signs for 'Gask 1 Mile'. Continue on this road for approximately 1.5 miles past the farm of Mid Gask on the left hand side and turn right at the 'T' junction. Hillhead of Gask is located on the left hand side set back from the road, as shown on the attached OS extract plan.

Situation

Hillhead of Gask Farm occupies a pleasant elevated position overlooking surrounding farmland and the North Sea coastline. The property is conveniently located 5 miles south of the major fishing port of Peterhead in close proximity to the A90 trunk road running from the City of Aberdeen to Fraserburgh. Primary education is available in Longhaven with secondary education provided in Peterhead.

Peterhead (pop. circa 17,500) provides a wide range of shopping, and recreational facilities, including 18 hole golf course, swimming pool, fishing opportunities on the River Ugie, sports centre, as well as other outdoor pursuits being available nearby.

The City of Aberdeen (27 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 Office, Buchan House, St Peter Street, Peterhead, AB42 1QF. T: 01779 483244

Services

Mains electricity. Private water supply. Private drainage.

Entry

By agreement.

Home Report

Home Report available at www.anestates.co.uk



Council Tax

Band D

Energy Performance Certificate

Band F

Basic Payment Scheme Entitlements

BPS entitlements available by separate negotiation. Fields 1 - 6 and 8 - 10 are all Payment Region 1. Field 7 Payment Region 2.

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

Farmhouse

A substantial traditional one and a half storey stone and slate farmhouse in a T-shaped design. The farmhouse requires refurbishment and upgrading throughout however benefits from oil fired central heating. The internal layout and room sizes are shown on the attached plan but in summary comprises:-

Ground Floor

Kitchen, Living Room, Milkhouse/Store, Bathroom, Bedroom, Sitting Room

First Floor

Bedroom 1, Bedroom 2, Playroom/Bedroom.

Bothy

A detached stone and slate bothy provides opportunities for alternative use.

Farmbuildings

Hillhead of Gask Farm has a range of traditional and semi-modern farm buildings providing useful general storage and livestock accommodation. The buildings include:

General Purpose Store/ Dutch Barn **332m²**

A large steel portal frame shed with concrete floor and clad with corrugated iron sheeting and a fibre cement roof.

Barn / Workshop **150m²**

Traditional stone and slate building.

Traditional Steading **454m²**

Traditional stone built steading in H-shaped design with concrete floor and timber trussed roof clad in a mix of slate and fibre cement.

Cattle Court **405m²**

A concrete block and steel portal frame cattle court building with a fibre cement roof. This shed ties into the traditional steading and provides useful housing for livestock.

Land

Included within Lot 1 is field 6, situated at the front of the farmhouse. This paddock presently in grass extends to 1.39Ha (3.43 acres) or thereby.

Hillhead Of Gask Farmhouse, Longhaven, Peterhead, AB42 0PT



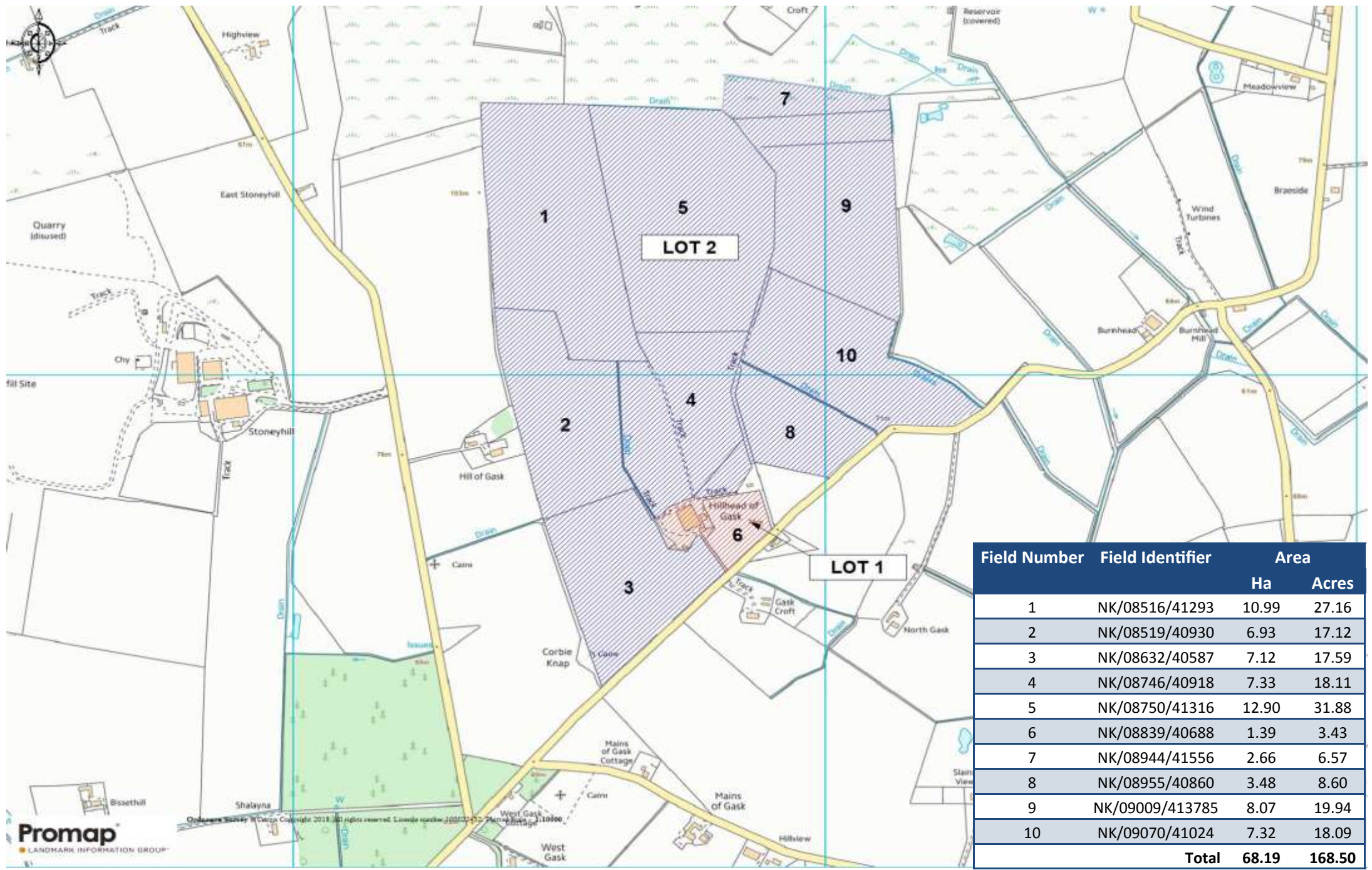
Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUketch.com © 2016 (ID255238)

Lot 2

Bare Land

Lot 2 land at Hillhead of Gask extends to 66.8Ha (165 acres) or thereby. The productive block of farmland is gently undulating and generally has a south easterly aspect. The fields are currently all in grass with the exception of fields 1 and 5 in Spring Barley. According to the Macaulay Institute for Soil Research the land is predominantly grade 3(2) and lies at an altitude of between 75m - 100m above sea level. The farmland at Hillhead of Gask benefits from LFA status and is well fenced throughout.





Field Number	Field Identifier	Area	
		Ha	Acres
1	NK/08516/41293	10.99	27.16
2	NK/08519/40930	6.93	17.12
3	NK/08632/40587	7.12	17.59
4	NK/08746/40918	7.33	18.11
5	NK/08750/41316	12.90	31.88
6	NK/08839/40688	1.39	3.43
7	NK/08944/41556	2.66	6.57
8	NK/08955/40860	3.48	8.60
9	NK/09009/413785	8.07	19.94
10	NK/09070/41024	7.32	18.09
Total		68.19	168.50





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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