

**ABERDEEN
&
NORTHERN
ESTATES**

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HUMBLECAIRN FARM, ARDALLIE, AB42 5AL

Ellon 6 miles

Peterhead 11 miles

Aberdeen 23 miles



**OFFERS OVER
£360,000**

A 4-bedroom dwelling with attractive outlook, in a peaceful rural location with a range of useful farm buildings and IACS registered land extending 10.19Ha (25 acres). For sale as a whole.

To view or for further information please contact:

Mr Cormack - 01358 711 778

or

Aberdeen & Northern Estates Ltd

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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 passing Ardaille Primary School then turning left where signposted to "Dudwick". Travel along the road and then turn right. Continue on and Humblecairn Farm can be found on the right hand side of the road as shown on the OS extract plan.

Situation

Humblecairn Farm enjoys a pleasant and peaceful rural setting, with fantastic views of the surrounding Aberdeenshire countryside. The property has previously been a successful stud farm, breeding race horses and provides an excellent opportunity for those with smallholding or equestrian interests.

Humblecairn Farm is situated a short distance from the town of Ellon (6miles), which provides a wide range of facilities and services including shops, supermarkets, swimming pool, community centre, golf course and Secondary School. Primary education is found at Arnage Primary School (6 miles).

The busy fishing port of Peterhead (11 miles) can be found a short drive to the north east. The town has a good range of services and facilities and various sporting and recreational opportunities including a golf course, and Peterhead Prison Museum while nearby Cruden Bay provides a highly rated golf course as well as the historical Slains Castle.

The City of Aberdeen can be reached in 45 minutes 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 E

Energy Performance Certificate

Band D

Local Authority

Aberdeenshire Council, 29 Bridge Street, Ellon, AB41 9AA
Tel 01467 538 439 www.aberdeenshire.gov.uk

Services

Private Water Supply, 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.

Viewing

By appointment. See contact details on front page.

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

Farmhouse

Humblecairn Farm is a well maintained dwelling. The property provides spacious accommodation across one level, has 4-bedrooms and benefits from the addition of a conservatory to the west of the house. The accommodation and layout is shown on the attached floor plan but in summary comprises:

Vestibule, Living Room with Dining Room, Kitchen with living area, Conservatory, Utility Room, W.C, Hallway, Bathroom, Master Bedroom with en-suite Shower Room, 2 Double Bedrooms and Single Bedroom.

The property benefits from double glazing throughout, private water and oil fired central heating with an open fire in the living room. The house is set within attractive garden grounds to the front and rear which are predominantly laid to lawn with mature shrubs and a soft fruit garden. A shelter belt of mature trees are found to the north of the buildings. There is a double garage and further space for parking outside the house.

Outbuildings

The outbuildings at Humblecairn Farm are situated a short distance from the house, they comprise a range of buildings. The buildings, together with approximate measurements, include:

General Purpose Building

20m x 17m

Large, versatile building, made of concrete block walls and timber frame with poured concrete floor, has a raised section which is partitioned from the rest of building.

L-Shaped Steading

26m x 7m

Traditional steading adapted to provide stabling for a number of horses with a wing converted into 2 stables. There may also be the potential to develop the steading if the necessary planning permission was obtained.

Kennels

12m x 9m

Farmland

The land at Humblecairn Farm is split into two IACS registered fields extending to 10.19Ha (25.18 acres) or thereby in total. The land is currently all in grass and is fairly flat in nature lying at an altitude of between 120m-125m above sea level. The land is classified as 3(2) by the James Hutton Institute.

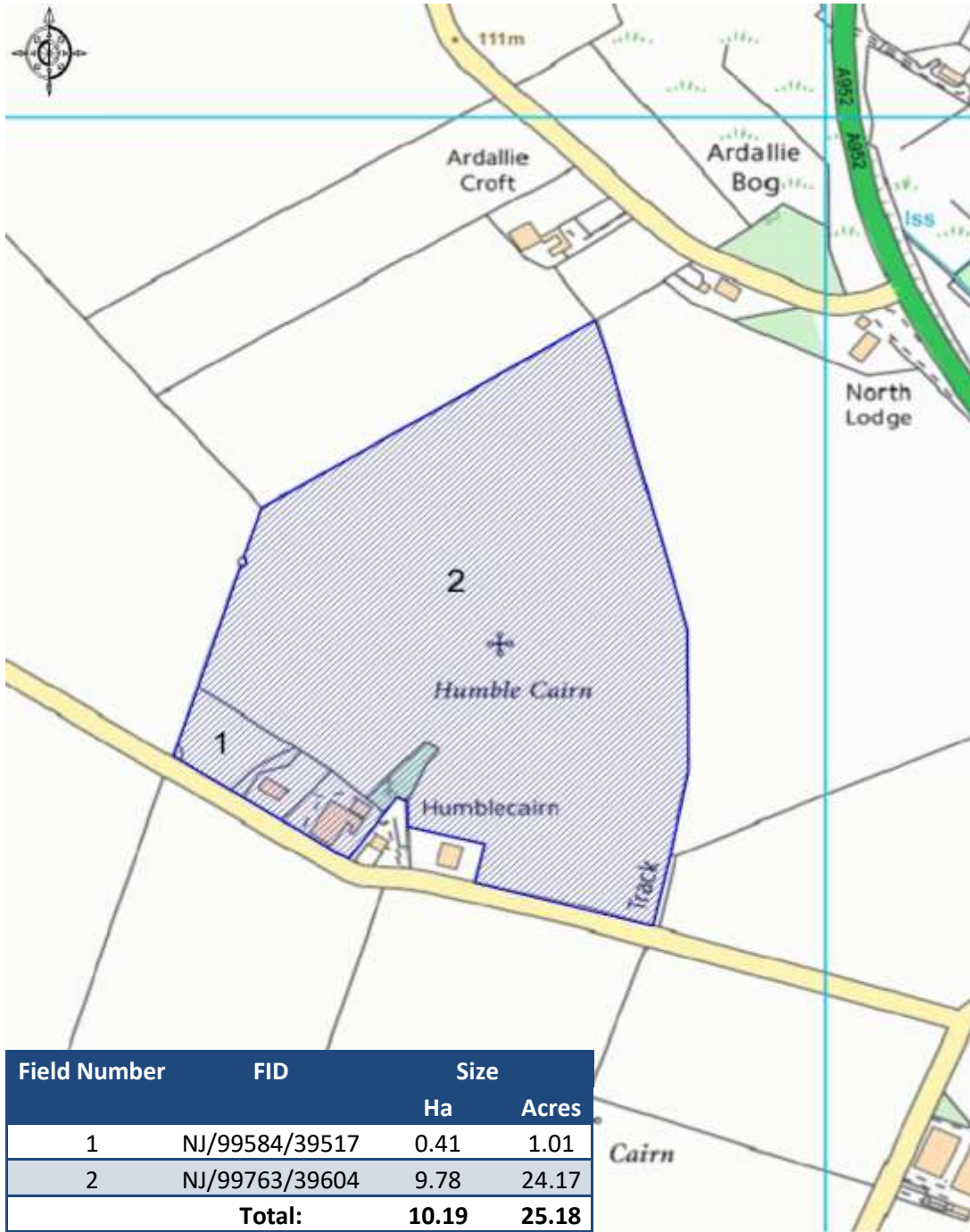
Humblecairn Farm, Ardallie, AB42 5AL

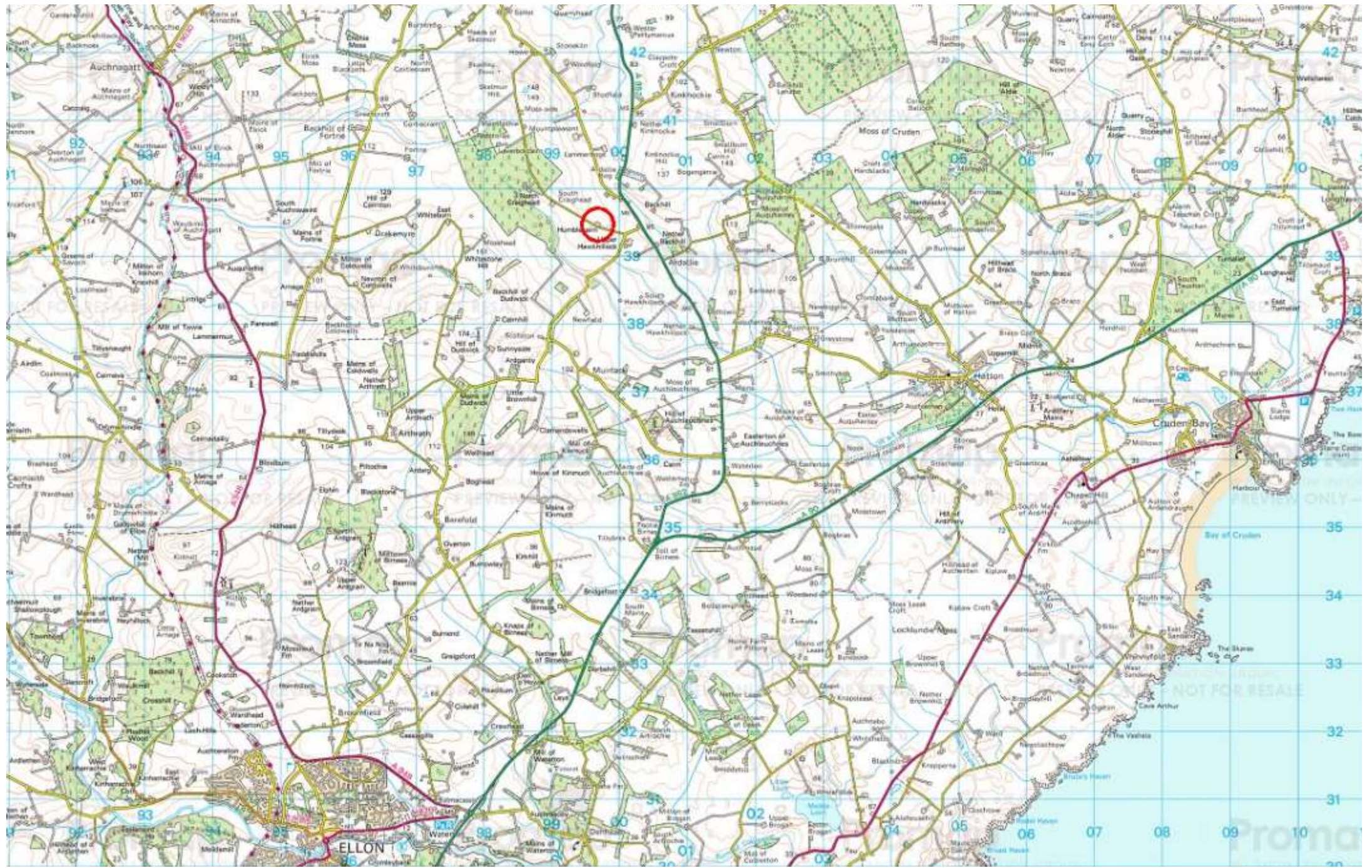
Approximate Gross Internal Area = 166 sq m / 1787 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID469149)







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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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