



LITTLE KILBLEAN, OLDMELDRUM, ABERDEENSHIRE, AB51 0DN





Oldmeldrum 2 miles

Inverurie 7 miles

Aberdeen 20 miles

LITTLE KILBLEAN FARM, OLDMELDNUM, INVERURIE, AB51 0DN

INCLUDING LAND AT WINDYLEYS AND EAST CATTIE

A prime mixed livestock and Grade 3(1) arable farm near Oldmeldrum comprising 4 bedroom farmhouse, extensive range of versatile farm buildings and farmland extending to 60.56Ha (150 acres) or thereby

For sale as a whole or in three lots:

Lot 1 - Little Kilblean Farm, Oldmeldrum

- Attractive 4 Bedroom Farmhouse
- Farmbuildings extending to 3330 sqm
- Predominantly Grade 3(1) Arable land
 - About 39.15 Ha (97 acres)

Offers over £820,000

Lot 2 - Land at Windyleys, AB51 0DN

- Block of productive bare land
- Grade 3(2) Arable land
- Good roadside access
- About 12.20 Ha (30 acres)

Offers over £150,000

Lot 3 - Land at East Cattie, AB51 0DP

- Single field of arable land
 - Grade 3(1) / 3(2)
- About 9.21Ha (23 acres)

Offers over £110,000

As a whole - Offers over £1,080,000



Viewing

By appointment with Mr & Mrs Green - 01651 872257 / 07956 667 747 or Aberdeen & Northern Estates - 01467 623800

Directions

From Oldmeldrum take the A947 road east for approximately ½ mile and turn left onto the A920 signed 'Pitmedden 5 & Ellon 10'. Proceed for 1 mile before taking the first left with Little Kilblean, the first property on your left. Alternatively Little Kilblean can be accessed from Oldmeldrum by following Kirk Brae out of the village passing the Golf Course on the minor public road north to Craigmadam.

Situation

Little Kilblean is situated in a renowned livestock and arable farming area of north east Scotland, just 2 miles from Oldmeldrum and 7 miles from Inverurie. Both primary and secondary education is located within Oldmeldrum, which also provides a good ranges of shops and services and is home to one of the oldest whisky distilleries in Scotland, Glen Garioch. Recreational opportunities in the area are excellent and include two 18 hole golf courses as well as Lochter Activity Centre which offers a range of outdoor activities including trout fishing. Inverurie provides a wider range of shops including supermarkets, other services and leisure pursuits and has a railway station offering regular services north and south. Thainstone Centre, the agri-hub for the NE of Scotland is only 9 miles away. The City of Aberdeen is approximately 20 miles distant and can be reached in about half an hour by car (rush hour excepted), providing all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and shopping facilities surpassing most other cities of its size. In addition, Aberdeen has an airport (Dyce 15 miles) operating regular flights to London and other UK cities, as well as overseas destinations.

Local Authority

Gordon House, Blackhall Road, Inverurie AB51 3WB
www.aberdeenshire.gov.uk

Entry

By agreement.

Mineral Rights

Included in sale in so far as they are owned.

Little Kilblean, Oldmeldrum AB51 0DN

Approximate Gross Internal Area
1851 sq ft - 172 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Sporting Rights

Sporting rights are in-hand and included in the sale.

BPS Entitlements

BPS Entitlements are not included in the asking price but available by 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

Lot 1—Little Kilblean

Farmhouse

The farmhouse at Little Kilblean is a 1½ storey spacious dwelling providing 4 bedroom accommodation with impressive sun room at front overlooking garden area and farmland to the front. The internal layout is shown on the attached floorplan, but in summary comprises:

Ground Floor

Sun room, living room, kitchen, store, master bedroom with en-suite shower room, office/bedroom and bathroom.

First Floor

Bedroom 2 and Bedroom 3

Services

Mains water, Private drainage and biomass pellet boiler.

Council Tax

Band D

Energy Performance Certificate

Band F

Farm Buildings

The centrally located farm buildings at Little Kilblean provide a good range of livestock housing, machinery and general storage facilities and would lend themselves to a range of purposes. In summary the buildings include:

- Garage, stick shed & store
- U-shaped stone steading that has been re-roofed
- Cattle Court (31m x 12.5m) with central feed pass
- General Store / Cattle Court (24.5m x 19.1m) with adjoining livestock handling area
- Large Pole Barns with steel portal frame lean to sections (36.8m x 17.9m)
- Dryer and Bruising shed (12m x 9.7m)
- Grain bin
- Workshop (6.6m x 4.6m)
- Dutch Barn with Lean to (30m x 22m)
- Implement Shed (22.8m x 8.7m)
- Hen house (42m x 7m)
- Livestock Shed (12.8m x 5.6m)
- Draff storage area

Land

The Lot 1 land of Little Kilblean comprises 9 fields as per the attached plan and is predominantly classified as Grade 3(1) by the James Hutton Institute with a small area of grade 3(2) land. Little Kilblean is gently south facing in nature and lies between 120m to 130 m above sea level.

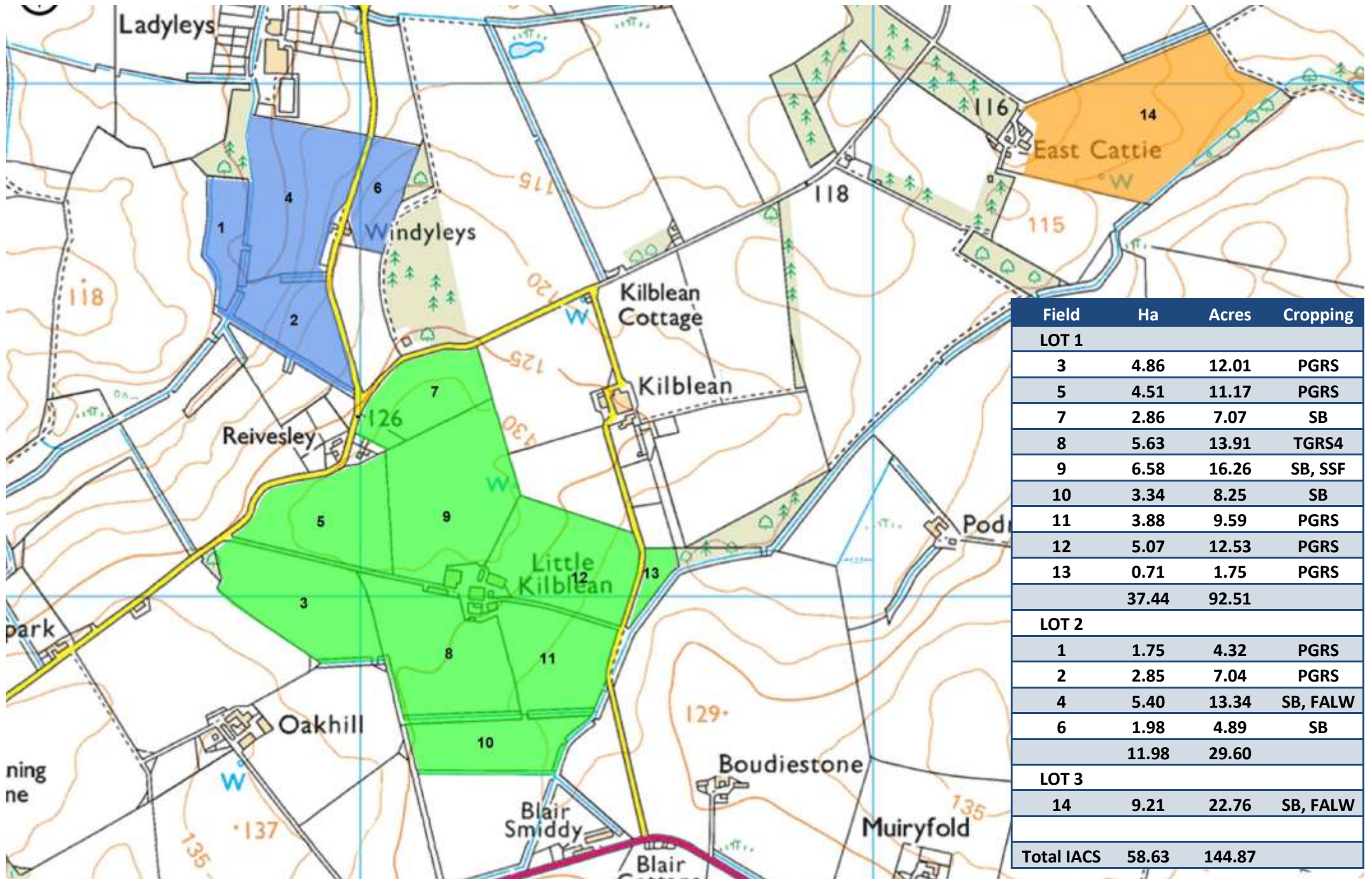
Lot 2—Land at Windyleys

A useful block of bare land immediately to the north of Little Kilblean comprising 4 fields of IACS registered land extending to 11.98 Ha (29.60 acres) or thereby. Classified as Grade 3(2) with good roadside access. 100m - 120m above sea level.

Lot 3—Land at East Cattie

A single field at East Cattie extending to 9.21 Ha (22.76 acres) or thereby. Grade 3(1)/ 3(2) with a gentle south easterly aspect lying between 105m-115m above sea level.





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 ESTATES** 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 further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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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