

MAINS of RHYNIE

HUNTLY • ABERDEENSHIRE





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Rhynie – 1 mile, Huntly – 10 miles, Inverurie – 22 miles, Aberdeen – 38 miles

EXCEPTIONALLY PRIVATE WELL EQUIPPED ARABLE FARM

Lot 1

Modernised farmhouse (two reception rooms and four bedrooms)

New purpose built modern farm buildings

438 acres arable

27 acres pasture

4 acres woodland

Planning permission for three 15kW wind turbines

Lot 2

6 acres pasture

22 acres woodland

Former quarry with potential for alternative use

About 213 ha (528 acres) in all

For sale as a whole or in two lots

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3720
edinburghrural@savills.com



Savills Aberdeen
5 Queen's Terrace
Aberdeen
AB10 1XL

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SITUATION

Mains of Rhynie is situated due south of the market town of Huntly in the county of Aberdeenshire in the north east of Scotland. The Strathbogie area lies in land away from the sea protected by the surrounding rolling hills in an area well known for its productive mixed farms. The hinterland around Aberdeen has benefitted much from the oil industry over the last 20 years with a heavy investment in new housing and transport links. However, the rural landscape remains largely unchanged, with the exception of wind turbines which are dotted around the local area, where the focus remains very much on food production.

Mains of Rhynie lies one mile south of the village of Rhynie in a particularly attractive scenic countryside. The local village which boasts a primary school and parish church sits below “Tap o Noth”, a local landmark which rises to 1,848 m of glorious purple in the late summer months. The Correen and Ladder Hills lie further to the south and give rise to the grouse moors of Aberdeenshire. Beyond on Speyside lies the “Distillery Trail” which attracts visitors to the area keen to sample the blend of highland water and Spring Barley for which the area is famed.

The town of Huntly with its historic castle is a busy local centre offering a choice of supermarket, post office, banking and professional services, secondary schooling and swimming pool. Additional leisure facilities are available in both Inch (11 miles) and Alford (12 miles) with golf courses in the immediate vicinity at Huntly and Inch which both also have rail stations providing a regular service to Aberdeen and Inverness. Aberdeen Airport at Dyce (32 miles) offers daily domestic services to some of the major cities in the UK and Europe.

Aberdeen is a vibrant city with its corporate headquarters, universities and colleges and provides all the services expected of a major city. Private schools include Robert Gordon’s College, the Hamilton School, St Margaret’s and The Albyn as well as the newly built International School of Aberdeen. The farm is also well placed for easy access to Gordonstoun (private co-educational) which lies 42 miles to the north west.

Inverurie (22 miles) offers an alternative to Huntly and has a number of individual specialist shops as well as Thainstone Agricultural Centre with its weekly livestock mart. The area is particularly well served by agricultural dealers and support services.

The county of Aberdeenshire offers extensive opportunities for field sports, driven pheasant and partridges, walked up days, grouse shooting and stalking with fishing on the Rivers Dee, Don, Deveron and Ythan. Winter sports enthusiasts can ski at Aviemore and The Lecht when conditions are favourable.

DESCRIPTION

Mains of Rhynie boasts many attributes.

The farm is particularly private with the farmhouse and farm buildings sitting in a natural hollow at the end of a long private tree lined road, centrally situated and surrounded by its own farmland. The natural contours of the farm enhance its appeal and give rise to further increase the amenity and sporting potential with tree planting or seasonal game crops.

Over the past three years there has been significant investment in the fabric of the farm - refurbishing/upgrading the farmhouse, erecting new farm buildings and fences and improving the soil structure and fertility.

Considerable potential exists to utilise the natural resources on the farm. Lying on the eastern boundary of the farm is a former quarry which contains a large amount of crushing stone. Planning consent for the erection of three wind turbines has been approved on the higher ground which could generate diversified income.

Mains of Rhynie is being offered for sale as a whole or in two lots as follows:



LOT 1 MAINS OF RHYNIE FARM

200 HA (496 ACRES)

FARMHOUSE

Mains of Rhynie Farmhouse is constructed of stone under a slate roof and enjoys a sheltered setting surrounded by open woodland close to but set away from the farm steading. The residential element of the farm is contained within a stone wall with its own driveway and gravel parking area to the side. The garden is laid predominantly to lawns and extends into a wooded area of mature hardwood trees which is gradually being incorporated into the area under management. A small burn (stream) runs through and could be contained to create a water feature to encourage wildlife.

The farmhouse, which has oil fired central heating (new system and boiler installed 2014) and hardwood double glazing throughout, is a spacious and comfortable family home with accommodation on two floors as shown on the floor plans overleaf.

The sitting room lies off the entrance hall and enjoys a triple aspect making it a light and spacious room efficiently heated by a new wood burning stove. The dining room and study/office lie opposite with a large open plan kitchen and family room beyond. The kitchen has windows to the north and south with a glazed door leading directly out onto the south side of the house. The fitted wall and floor units form a functional working space with integrated appliances (Samsung double oven and electric induction hob, dishwasher, washing machine and tumble dryer). A sizeable kitchen table can be positioned in front of the open fireplace on the far wall.

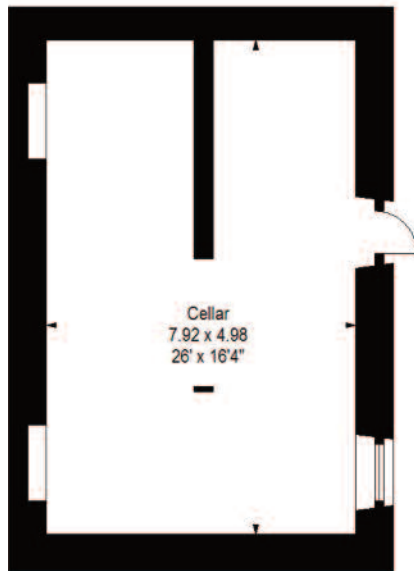
Stairs lead up to a split landing off which a master bedroom suite has been created with en suite shower-room. There are three further bedrooms and a sizeable bathroom with free standing bath and separate power shower. A boxroom provides access up to the floored attic which benefits from three velux windows. There is a sizeable basement accessed externally which provides ideal dry storage space.



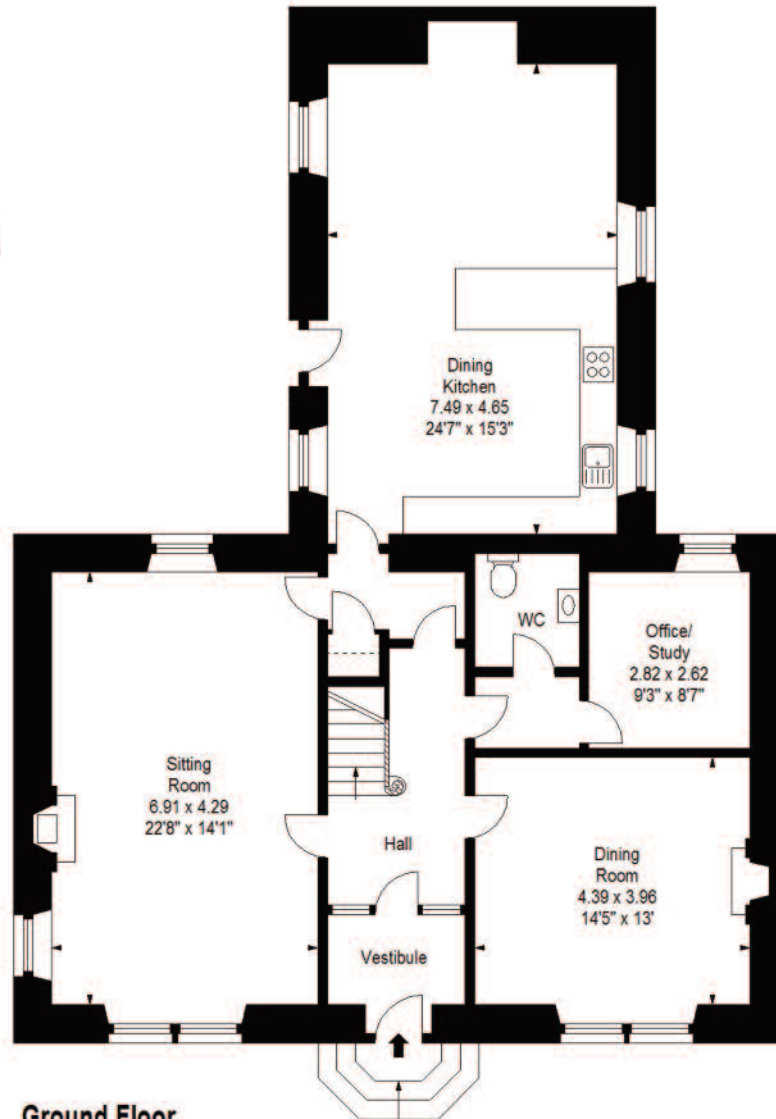
Mains of Rhynie

GROSS INTERNAL AREA 267.46 M² (2,879 SQ FT)
(INCLUDING CELLAR)

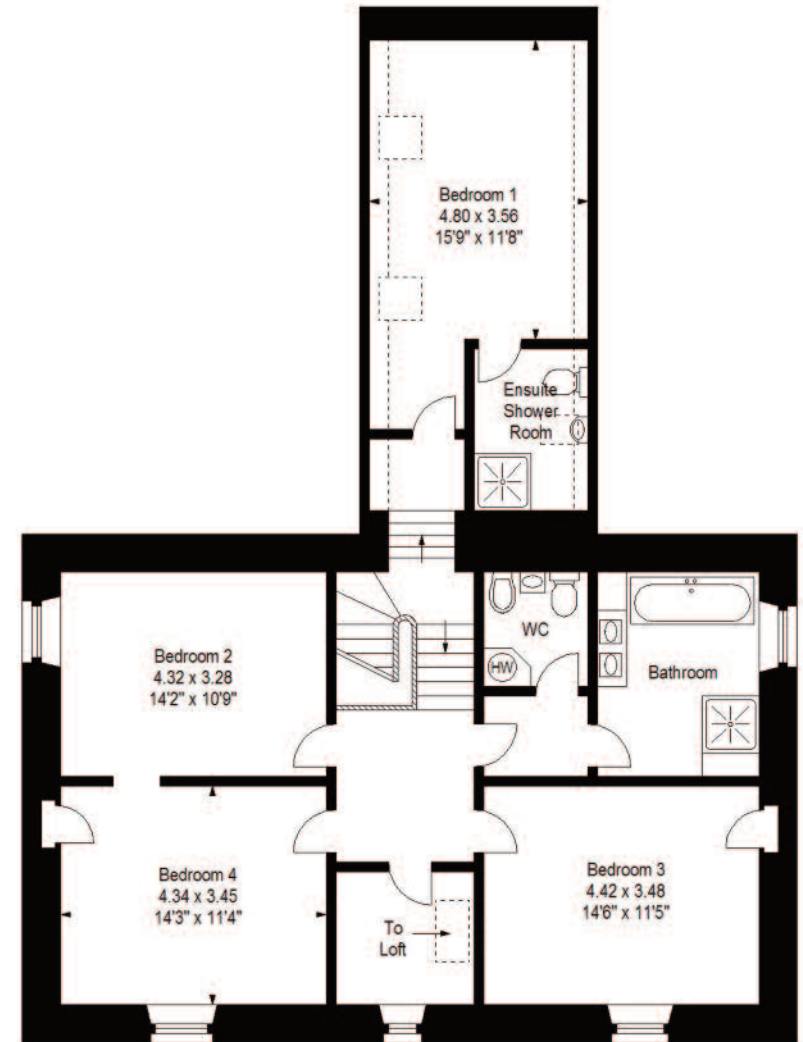
FOR IDENTIFICATION PURPOSES ONLY



Lower Ground Floor



Ground Floor



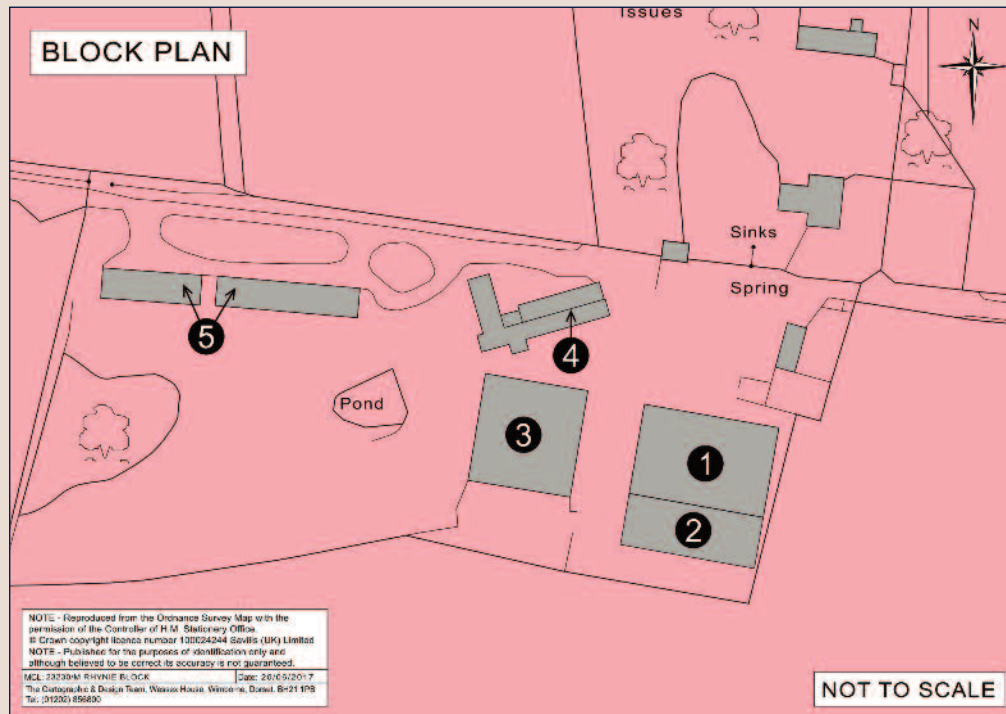
First Floor

FARM BUILDINGS

Centrally located within the farm lies an excellent range of modern and traditional farm buildings. The current owners have invested significantly in the farm buildings at Mains of Rhynie taking down the majority of the traditional steading range and replacing it with buildings of a scale and suitable for modern farming practices.

1. **General Purpose Shed** (35.5m x 22.7m) – Steel portal frame construction, concrete floor, concrete panel walls to 3m, profile sheet cladding and a fibre cement roof. 6m eaves. 2 electric roller shutter doors. The building is currently used for machinery storage and grain storage.
2. **General Purpose Shed** (35.5m x 13.7m) – Steel portal frame, concrete floor, box profile roof. There is concrete panel walling on the eastern end of the shed to hold wet grain.
3. **Cattle Court** (30.2m x 27.5m) – Concrete portal frame shed with lean-to either side; concrete floor, corrugated cladding and roof.
4. **Traditional Steading** (26m x 4.3m) + (19.3m x 5.95m) – A traditional L shaped steading range of stone construction under a pitched slate roof. Concrete floor. Roller shutter door. Timber lean to (22m x 4.1m). Currently used for storage.
5. **Dutch Barn** (51.66m x 6.96m) – Steel truss construction. Hardcore roof. Corrugated tin roof and cladding.

There is a former mill pond to the west of the farm buildings with a lade running down through the farm steading and wooded area behind the farmhouse.





THE LAND

The land at Mains of Rhynie forms one contiguous block with only one field not being accessible from the central core. The majority of the land is classified by the James Hutton Institute for Soil Research as class 3(2) and is mostly stone free. The land lies between 190m and 323m at the top of Quarry Hill.

The soils are a mix of sandy silt loams, silty loams and clay and are regularly tested (current pH average 5.92). Over the past three years more land has gradually come into the arable rotation which is based around 100 acres of winter wheat followed by spring barley followed by oats. Straw is chopped and ploughed back in along with approximately 900-1000 tonnes of manure from neighbouring stock units on an annual basis. Historically potatoes have been grown at Mains of Rhynie and some land is considered to be suitable for carrot production.

Average yields are recorded as:

Winter Wheat	3.50 tonnes/acre;
Spring Barley	2.45 tonnes/acre;
Spring Oats	2.8 tonnes/acre.

Grass is currently let on a seasonal basis for silage/hay and for overwintering (sheep only). The farm is particularly well fenced with all fields benefitting from Rylock.

The 2017 cropping plan is as follows:

Winter Wheat	100 acres
Spring Barley	200 acres
Spring Oats	60 acres
Grass	100 acres

Wind Turbine Sites

Full planning permission was granted by Aberdeenshire Council (Ref: APP/2010/3029) on 1st April 2011 for the erection of three 25 m high 15kW wind turbines and meter house in field 14. The base foundations for each of the three turbines are in place with the grid connection in the meter house.

Further interest has been expressed by an energy company in respect of another site on the farm. Further details are available from the selling agents.

Potential Development Sites

The remains of a former dwelling lie within the wooded grounds to the north of the current farmhouse. Evidence of a former building exists adjacent to the driveway and may, subject to obtaining the necessary planning consents, be a suitable site for a dwelling.

LOT 2 MAINS OF RHYNIE QUARRY 13 HA (32 ACRES)

Accessed directly off the A97 is a former commercial quarry from which dressed stone was extracted. Currently used solely as a farm supply of aggregate there is considered to be a large amount of stone suitable for crushing. Alternatively there may be scope to use the deep site for inert waste subject to obtaining the necessary planning consents. To the west of the quarry lies a six acre field of grass and an adjoining deciduous wood.



GENERAL REMARKS

Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farm yard.

Entry and Possession

Entry and possession will be by arrangement.

Directions

From Aberdeen, take the A96 through Inverurie then follow the B9002 to Insch and continue until the A97. Turn left and follow A97 through the village of Rhynie. The entrance to Mains of Rhynie is on the right after one mile.

Alternatively, from Aberdeen, follow the A944 through Alford turning right onto the A97 at Mossatt. Continue until the farm entrance on the left one mile before the village of Rhynie.

The postcode is AB54 4HX.

Ingoing Valuation

The purchaser(s) of Mains of Rhynie, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All cultivations carried out in preparation for the 2018 crop valued on a labour and machinery basis.
2. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

Basic Payment Scheme (BPS) Entitlements

There are 190.26 Region 1 & 7.55 Region 2 BPS entitlements included in the sale. The 2016 payment amounted to 24,823.82 euros.

Agri-Environmental Climate Scheme (AECS)

There is an ongoing AECS running until 2020. The scheme focuses on the management of hedgerows and woodland, planting of wild bird seed, retention of winter stubbles, grassland management (for waders and wildlife) and planting of brassica for farmland birds. The scheme attracts payments of approximately £33,000 per annum. Further details are available from the selling agents.

Scottish Rural Development Programme (SRDP) & Land Management Option (LMO)

There is a SRDP contract which runs until 2025 and covers the woodland planting behind Birch Cottage (1.80 ha). The LMO contract runs until 1 March 2018 and includes the retention of winter stubbles in field 16.

The purchaser(s) will be obliged to continue with all the above schemes and will be responsible for the repayment of any grants and payments previously received as a result of any failure to comply with the conditions of the schemes. All payments under the 2017 scheme year and all previous years will be retained by the Sellers.

It is the desire of the Sellers that the wooded areas around the farm are preserved and maintained for the benefit of wildlife.

Services, Council Tax and Energy Performance Rating

Property	Services	Council Tax Band	EPC Rating
Farmhouse	Mains electricity. Private water with UV filter. Broadband connection. Private drainage to septic tank. Oil fired central heating. Double glazing.	F	E

Local Authority

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB. Tel: 03456 08 12 08
www.aberdeenshire.gov.uk

Fixtures and Fittings

- All light fittings, fitted carpets, window blinds and kitchen appliances are included.
- The plastic diesel tank is included.
- The grain drier and certain items of machinery and farm equipment may be available in addition. Further details available from the selling agents.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

- The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.
- The owners of Dryden Cottage have a servitude right of access over the road leading to Dryden Cottage from the minor public road to the west and a right to the private water supply.
- The owners of Bears Den Cottage have a servitude right of access over the access road leading to Bears Den Cottage.
- There is a line of electricity poles running across the farm.

Sporting, Mineral and Timber Rights

The sporting rights are in hand. In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Solicitors

Pagan Osborne, 12 St Catherine Street, Cupar, Fife KY15 4HH
Tel: 01334 659 735 email:lmearns@pagan.co.uk

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

ACREAGE SCHEDULE

Field No.	Cropping				Arable/Ploughable		Pasture		Woodland		Other		Total	
	2014	2015	2016	2017	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
LOT 1														
1	SB	SB	OATS	WW	24.10	59.55		0.00		0.00		0.00	24.10	59.55
2	PGRS	PGRS	PGRS	WW	3.93	9.71		0.00		0.00		0.00	3.93	9.71
3	SB	WW	SB	SB	15.19	37.53		0.00		0.00		0.00	15.19	37.53
4	PGRS	PGRS	PGRS	PGRS/SB	2.00	4.94	8.86	21.89	0.13	0.32		0.00	10.99	27.15
5	PGRS	PGRS	OCS	OCS	2.11	5.21		0.00		0.00		0.00	2.11	5.21
6	PGRS	SB	SB	SB	24.19	59.77		0.00		0.00		0.00	24.19	59.77
7	SB	WW	WW	SB	10.91	26.96		0.00		0.00		0.00	10.91	26.96
8	SB	WB	SB	WW	15.30	37.81		0.00		0.00	0.70	1.73	16.00	39.54
9	SB	WW	WW	SB	10.75	26.56		0.00		0.00		0.00	10.75	26.56
10	SB	SB	WW	OATS	14.53	35.90		0.00		0.00		0.00	14.53	35.90
11	PGRS	PGRS	WW	OATS	1.05	2.59	0.15	0.37		0.00	0.02	0.05	1.22	3.01
12	PGRS	PGRS	SB	SB	9.74	24.07		0.00		0.00		0.00	9.74	24.07
13	SB	WB	SB	SB	7.40	18.29		0.00		0.00		0.00	7.40	18.29
14	PGRS	PGRS	PGRS	PGRS	17.85	44.11		0.00		0.00		0.00	17.85	44.11
15	PGRS	PGRS	PGRS/OCS	PGRS/OCS	9.08	22.44	2.00	4.94	0.34	0.84		0.00	11.42	28.22
16	SB	SB	SB	SB	9.21	22.76		0.00		0.00		0.00	9.21	22.76
Misc*						0.00		0.00	1.23	3.04	10.15	25.08	11.38	28.12
SUB TOTAL					177.34	438.20	11.01	27.20	1.70	4.20	10.87	26.86	200.92	496.46
LOT 2														
17	PGRS	PGRS	PGRS	PGRS	0.00	0.00	2.76	6.82		0.00		0.00	2.76	6.82
18	WOOD	WOOD	WOOD	WOOD	0.00	0.00		0.00	2.47	6.10		0.00	2.47	6.10
Quarry					0.00	0.00		0.00		0.00	0.73	1.80	0.73	1.80
Misc*					0.00	0.00		0.00	6.67	16.48	0.43	1.06	7.10	17.54
SUB TOTAL					0.00	0.00	2.76	6.82	9.14	22.58	1.16	2.86	13.06	32.26
TOTAL					177.34	438.20	13.77	34.02	10.84	26.78	12.03	29.72	213.98	528.72

Key: SB - Spring Barley WW - Winter Wheat PGRS - Permanent Pasture OCS - Forage Brassica

*Includes some land in the AECS scheme and roads, yards, buidlings etc.



Purchase Price

Within 7 days of the conclusion 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 Bank of Scotland 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 and the purchaser shall be deemed to have satisfied himself 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.

Financial Reference

Any offer by the purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the Sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

