

NEW KEIG & KINSTAIR FARMS

MONTGARRIE • ALFORD • ABERDEENSHIRE



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Alford – 2 miles, Huntly – 17 miles, Aberdeen – 28 miles
(all distances approximate)

Extensive agricultural holding with an
established grain processing facility, set
in a scenic and accessible location in
central Aberdeenshire



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LOT 1 – PROSPECT BUILDINGS

Established modern grain drying and seed processing facility
Grain storage for 4,500 tonnes
Offices, laboratory and weighbridge
Site extends to 11 acres

LOT 2 – CROOKMORE FARM

166 acres of arable land
2 acres of pasture
9 acres of woodland
Site with planning permission for 3 bedroom house
Range of farm buildings including traditional steading with
development potential

LOT 3 – NEW KEIG FARM

443 acres of arable land
20 acres pasture
Steading and derelict farmhouse

LOT 4 – LAND AT OLD KEIG

104 acres of arable land

LOT 5 – CAIRNCOSH FARMHOUSE

Recently renovated 4 bedroom house

LOT 6 – CAIRNCOSH STEADING

Former steading site with planning permission for three dwellings

LOT 7 – LAND AT CAIRNCOSH

127 acres of arable
26 acres pasture

LOT 8 – KINSTAIR FARM

160 acres of arable land along with 42 acres
of mixed age woodland

ABOUT 1,147 ACRES (464 HECTARES) IN TOTAL

FOR SALE AS A WHOLE OR IN 8 LOTS





SITUATION

The New Keig & Kinstair Farms offer an extensive holding, alongside an established and renowned grain processing facility, located in the accessible and picturesque Donside region of Aberdeenshire.

Located on the northeast coast, Aberdeenshire is one of Scotland's largest and most diverse counties and extends from the North Sea coastline inland to the Cairngorm mountains which rise majestically to the west. Alford lies about 45 minutes' drive west of Aberdeen (28 miles), nestled in the most attractive gently undulating countryside. Boasting fertile farmland, the area is renowned for producing the malting barley which supplies the many whisky distilleries in the region.

With its reputation as the 'Oil Capital of Europe' and an emerging centre for energy transition, the university city of Aberdeen boasts a broad range of professional services and many corporate headquarters, alongside cultural and sporting

facilities. The city and region are well connected, with an international airport (24 miles) as well as a mainline east coast train service, with daily and sleeper services to London.

Private day schools within the city include Robert Gordon's College, Albyn School, St Margaret's School, in addition to the International School of Aberdeen. Gordonstoun School (50 miles) is a co-educational private school for boarding and day pupils for children between the ages of 8-18.

More locally, the small but growing town of Alford (2 miles) provides everyday facilities including a supermarket, doctors' and veterinary surgeries, bank, post office, hotel, primary and a new secondary school. The town also boasts a dry ski slope and the Grampian Transport Museum.

The New Keig Farms are easily accessible from public roads, with access to the various lots from a number of locations around the property boundary. These farms lie less than 2 miles

from the A944, the main road which links the key settlements along Donside from Alford to Aberdeen. Kinstair Farm lies 1.5 miles on the other (south) side of Alford.

Aberdeenshire is a popular tourist destination for both the domestic and international market. It is well known for offering extensive field sports with driven pheasant and partridges on many of the region's low ground estates and grouse shooting and stalking on the upland estates to the west of the county. The nearby rivers of Don and Dee, along with the rivers Deveron and Ythan to the north of the county, offer renowned salmon and sea trout fishing. The farms are well positioned to access a wealth of walking, hiking and cycling opportunities, including those offered by the Cairngorms National Park (20 miles) that attract millions of national and international visitors to the region each year. Away from the hills, there are numerous golf courses in the county, with a local golf club at Alford, along with Trump International at Balmedie and Royal Aberdeen.

DESCRIPTION

The New Keig & Kinstair Farms comprise five named agricultural units which are farmed as a single extensive farming business centred around a modern grain processing and storage facility, currently handling circa 4,000 tonnes of seed per annum for both local farmers and a number of national agricultural merchants. The current business model includes the processing of grain grown on site in addition to the facility attracting seed merchants from across Aberdeenshire and beyond.

The land, which in total extends to 1,147 acres (464 hectares), is predominately Class 3 arable ground. The property is predominately south and west facing, with the exception of north facing Kinstair. The farm is in good heart, consistently producing high quality crops including oil seed rape, winter wheat and spring and winter barley.

Cairncosh Farmhouse (currently undergoing a full renovation which will be completed prior to a sale) provides a spacious single storey home including four bedrooms enjoying fine views across open countryside and located adjacent to the site of a former steading, now demolished and with planning permission for three new dwelling houses. Additional residential properties may be available by separate negotiation.

There are a number of traditional steadings across the property, offering opportunity for use alongside the agricultural activity on the farms by creating new primary or secondary steading complexes, or potential for development to alternative uses (subject to planning). Local planning policy is generally supportive of the conversion of traditional buildings to residential use providing that the Council is satisfied that they are of architectural merit, are capable of conversion and are physically suited for residential use. Where conversion isn't suitable there may be potential to clear the site for the erection of up to three dwellings.

New Keig & Kinstair Farms are offered for sale as a whole or in up to 8 lots as follows:

Lot 1 - Prospect Buildings - Grain processing and storage complex

Lot 2 - Crookmore Farm – House site, steading and land extending to about 182 acres

Lot 3 - New Keig Farm – Derelict farmhouse, steading and land extending to about 478 acres

Lot 4 - Land at Old Keig - Land extending to about 106 acres

Lot 5 - Cairncosh Farmhouse – Four bedroom farmhouse undergoing a full renovation

Lot 6 - Cairncosh Steading – Development opportunity for three houses

Lot 7 - Land at Cairncosh - Land extending to about 160 acres

Lot 8 - Kinstair Farm - Land extending to about 206 acres





LOT 1: PROSPECT BUILDINGS - 11 ACRES

A long established, extensive grain drying and seed dressing plant with a range of well equipped buildings, weighbridge, office and laboratory strategically located in northeast Aberdeenshire.

The site extends to about 11 acres in total and is entered via a wide bell mouth entrance off a minor public road between the villages of Montgarrie and Keig. The site benefits from a concrete access road and forecourts allowing ease of transition around the site for articulated

lorries. While the site is currently being utilised for grain seed processing and storage, it may offer potential for repurposing for alternative uses. The site offers scope for further buildings or expansion of the existing infrastructure subject to obtaining the necessary planning consents. A separate access to the east allows access to Crookmore Farm and associated land.

Buildings

The approximate dimensions and construction at Prospect Buildings are as follows:

1. Grain Store (58.64m x 29m) Steel portal frame, concrete panel walls with profile sheeting, box profile roof, concrete floor with air ducts and an overhead inspection walkway. 4 large electric roller doors serving the 4 internal bays with purpose built internal panelled grain walls.

2. Grain Drying Plant Grintec dryer installed in 2010 with underground conveyor transporting to the grain store (Shed 1). The dryer is fired by LPG with capacity for 30 tonnes per hour.

3. Grain Bins 5 x 100 tonne galvanised silo bins (2 bins for wet storage and 3 bins for dry storage).

4. Dryer Plant Control Room (3.51m x 2.99m) A compact harled brick building housing grain dryer controls along with the Solar PV meters.

5. Seed Dressing Treatment Plant (27.29m x 15.37m) Steel portal frame, concrete panel walls, profile sheet cladding, fibre cement roof and concrete floor. This shed houses an extensive grain cleaning system, 10 x 30 tonne holding bins, seed treatment mixing unit and two bagging units capable of bagging 10 tonnes of seed per hour.

There is a seed laboratory (9.34m x 2.8m) within the plant shed which houses various lab testing equipment and the yard CCTV controls.

6. General Purpose Shed / Bagged Seed Store (48.46m x 30.61m) Adjoining the seed dressing plant shed is a further steel portal frame building with profile sheet cladding, fibre cement roof and concrete floor with electric roller door. The store holds approximately 850 tonnes of bagged seed grain.

7. Chemical Store (17.9m x 11.86m) A steel portal frame with brick walls and profile sheet cladding, box profile roof, concrete floor and electric roller door. This store houses a large purpose built chemical store, office facilities and a staff bothy accessed from an external door with harled external elevations.

8. Site Office A single storey detached harled building under a tiled roof comprising an entrance hall, two offices (one with a kitchen area), WC with shower and storage cupboards.

9. Weighbridge Heavy duty artic lorry weighbridge with Samplex CS90 grain sampling probe. 50 tonne load capacity.

The property benefits from a three phase power supply and there is a 22,000 litre diesel tank on site. There are two 49.84kw roof mounted PV systems on the grain store. The Feed-in Tariff income amounted to £5,980 in 2021.



LOT 2: CROOKMORE FARM — 182 ACRES

Located immediately to the north of Lot 1, Crookmore Farm extends to 168 acres of predominantly arable land and 9 acres of woodland. The land is arranged over ten fields of varying sizes and is accessed from an internal track. The land is gently undulating, with a slight south facing slope, and ranges from 145m to 190m above sea level. The soils are made up of brown forest soils of the Tarves series and the land is classified by the James Hutton Institute for Soil Research as class 3(1) capable of producing high yields of a range of crops. Field 5 is currently let for grazing on a seasonal basis expiring on 30th September 2022.

Centrally located within the farm and benefiting from an elevated position lies a range of modern and traditional farm buildings. The steading is currently used for storage of straw and machinery,

however it has development potential for conversion to three residential units retaining the original footprint of the steading. Planning permission was previously granted (APP/2009/0064) but this has since lapsed.

A telecoms mast located in Field 2 is currently let to O2 (UK) Ltd which is attracting a rent of £4,250 per annum. A water reservoir owned by Scottish Water is situated on the western boundary. Scottish Water along with the occupiers of Crookmore Farmhouse and Merlin View (also in third party ownership) have a right of access over the shared farm road and are obliged to contribute to its maintenance.



Buildings

The approximate dimensions and construction of the buildings are as follows:

1. General Purpose Shed (13.74m x 8.92m) Steel portal frame with concrete block walls. Concrete floor and a vented fibre cement roof. The east side of the shed has timber Yorkshire boarding.

2. General Purpose Shed (30.79m x 10.14m) Steel portal frame with poured concrete walls and profile sheet cladding. Fibre cement sheet roof and concrete floor.

3. Lean to (50.15m x 7.33m) A timber and steel truss frame with corrugated tin sheet roof and walls.

4. Open Storage Pit

5. Traditional Steading A traditional stone and slate range of buildings.

In addition, there is a single house plot with planning permission (APP/2016/1577) situated to the north of the Farmhouse (in third party ownership) with far reaching views of the surrounding countryside.





LOT 3: LAND AT NEW KEIG — 478 ACRES

Lot 3 comprises 443 acres of arable land and 20 acres of pasture. The remaining area comprises internal tracks and buildings. The land is arranged over 21 fields, with access available from both the public road and network of internal tracks. The land is gently undulating, with a slight southwest facing slope, and ranges from 130m to 215m above sea level. The soils are a mix of mineral gleys and brown forest soils of

the Tarves series and the land is classified by the James Hutton Institute for Soil Research as class 3(1).

Fields 13 and 20 are in pasture and are currently let for grazing on a seasonal basis expiring on 30th September 2022. They have been newly stock fenced and each benefits from field troughs off the private farm supply.

New Keig steading includes a range of redundant traditional buildings of mixed construction types along with a derelict farmhouse. The site offers an opportunity to create a modern steading located towards the centre of the holding with good access to the public road and surrounding fields. Alternatively, it may offer potential for residential development subject to securing the necessary consents.





LOT 4: LAND AT OLD KEIG – 106 ACRES

Extending to 104 acres of arable land, located to the east of New Keig. Lots 3 and 4 are separated by a strip of woodland in third party ownership. The land is arranged over three large fields, with access available from the public road. The land is gently undulating, with a slight south facing slope, and ranges from 145m to 250m above sea level. The soils are made up of brown forest soils of the Tarves series and the land is classified as class 3(1) according to the James Hutton Institute for Soil Research.

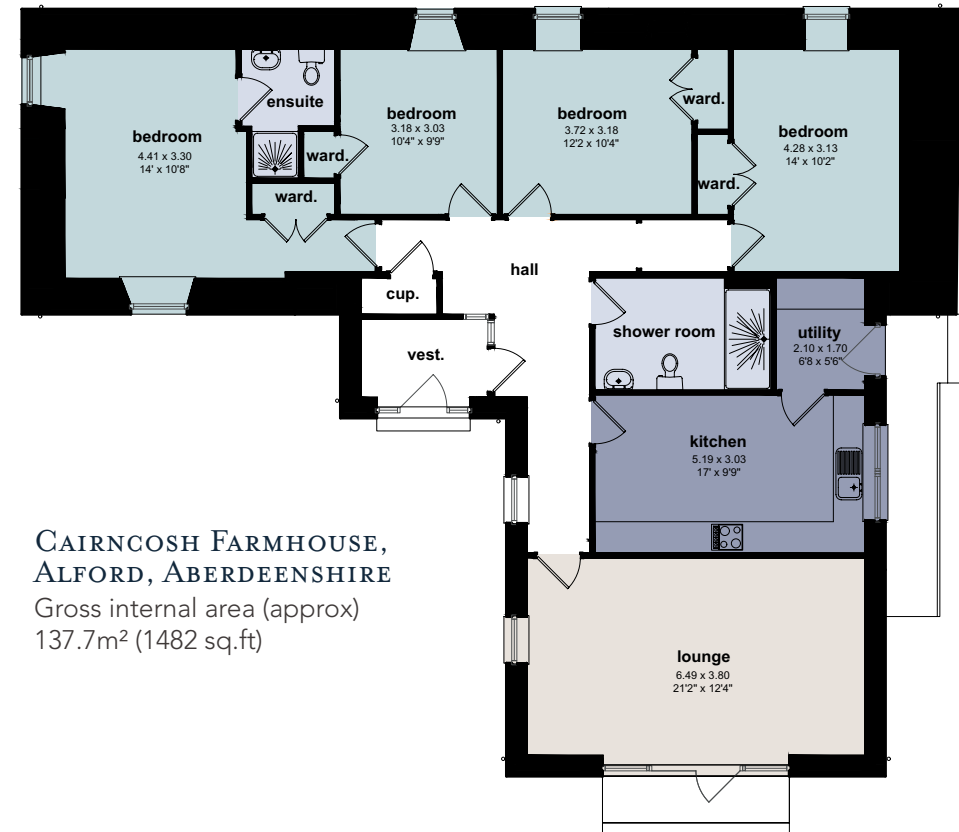
LOT 5: CAIRNCOSH FARMHOUSE

A detached four bedroom house within easy reach of the charming hamlet of Montgarrie, a mile north of Alford. The property is of traditional stone and slate construction with a harled brick extension to the front and is undergoing a full renovation which will be completed prior to a sale. The accommodation comprises a front reception room with double patio doors overlooking the front garden. Kitchen with fitted

floor and walls units with a laminate stone effect worktop and Lamona integrated appliances leading into a utility room with back door access. From the spacious main hallway is the principal bedroom with en suite shower room. A family bathroom with WC and a further three double bedrooms each with built in storage cupboards.

The property benefits from oil fired central heating with an external boiler and newly installed double glazing throughout. It is serviced by mains electricity, mains water and with private drainage to a septic tank.

Access is via the farm access track shared with Lots 6 and 7. There is scope within the boundary to develop the gardens and create a parking area and garage.

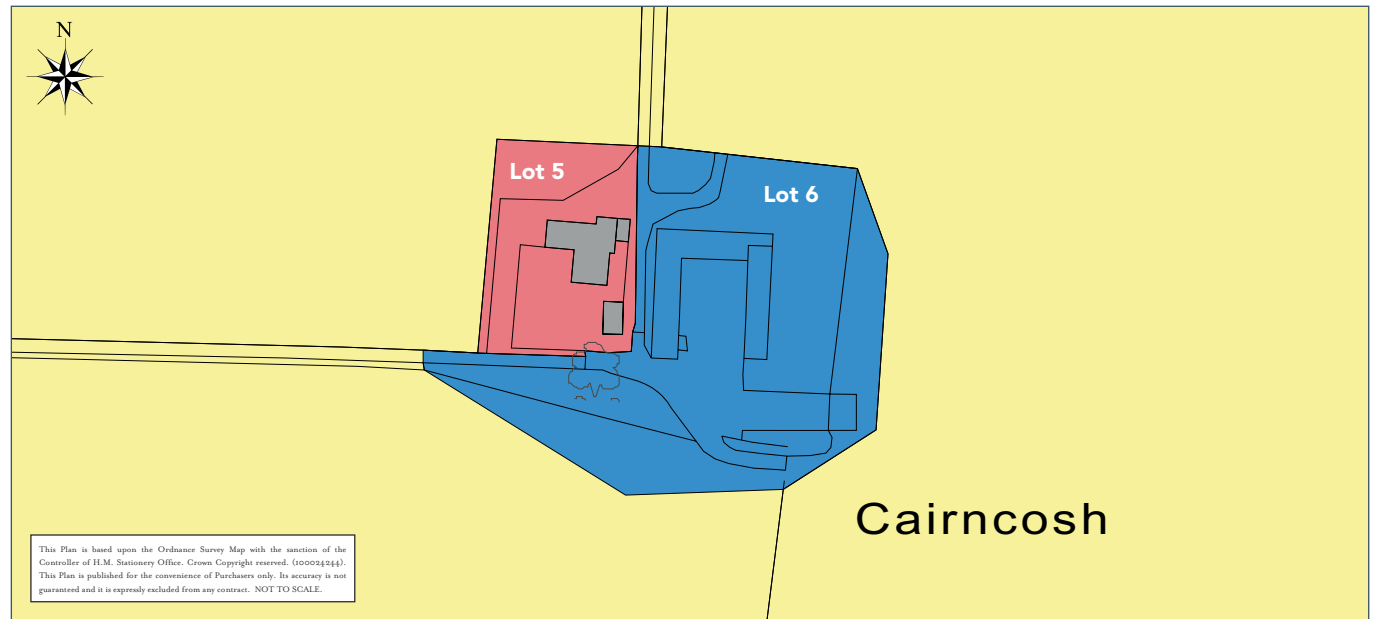


CAIRNCOSH FARMHOUSE, ALFORD, ABERDEENSHIRE

Gross internal area (approx)
137.7m² (1482 sq.ft)

LOT 6: CAIRNCOSH STEADING

A development site extending to 1.57 acres with full planning permission (APP/2018/2889) to demolish the steading and create three four bedroom dwelling houses with garages and enclosed gardens. The site is currently partially demolished and is reached off the access that also serves Lots 5 and 7. Mains electricity is available to the site and mains water can be connected from the supply at the bottom of the access road.



LOT 7: LAND AT CAIRNCOSH – 161 ACRES

Lot 7 comprises 127 acres of arable and 26 acres of pasture land. Lot 7 is accessed from the public road leading north of the village of Montgarrie. The land is arranged over nine well laid out fields with access from both the minor public road and an internal track. The land is generally flat, with a slight south facing slope, and ranges from 165m to 210m above sea level. The soils are a mix of mineral greys and brown forest soils of the Tarves series and the land is classified as class 3(1) according to the James Hutton Institute for Soils.



LOT 8: KINSTAIR FARM – 206 ACRES

Kinstair Farm comprises 160 acres of arable land and 42 acres of woodland. Lot 8 is outlying from the remainder of the farming business being located six miles south on the other side of the village of Alford. The land is divided across over 13 fields accessed via a shared access road off which all third party users contribute to the maintenance and upkeep of the road. The land is gently undulating with a slight north facing slope, and ranges from 180m to 260m above sea level. It is classified as class 3(1) and the soils are derived from brown forest soils of the Tarves series.

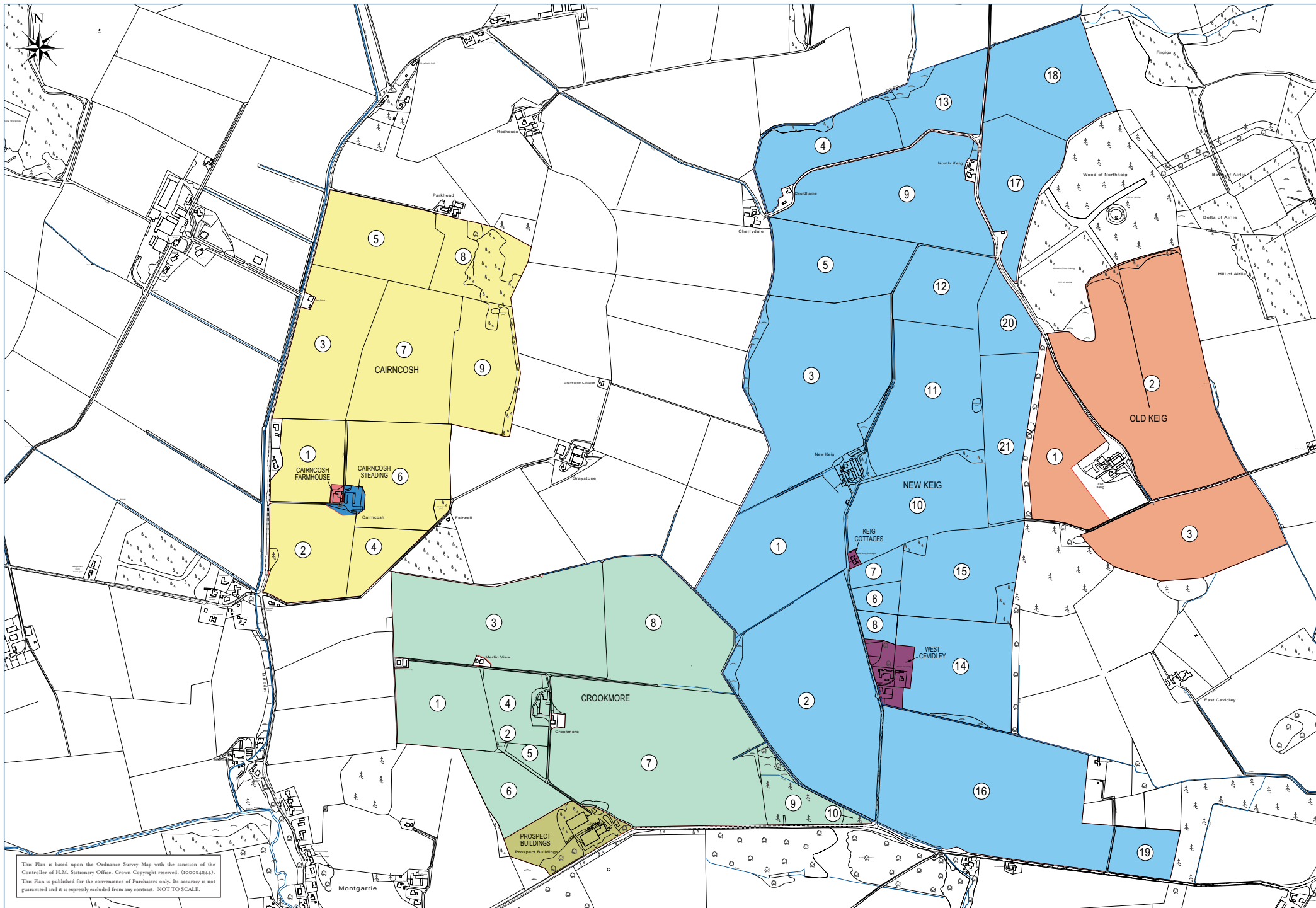
Situated in a corner site between the farm access road and adjacent to the minor public road is a stand of commercial timber which is reaching maturity and due to be felled. No felling licences have been applied for.

The farm historically provided grazing for a herd of suckler cows until 2013 when the hill land, together with fields 12 & 13 were planted in productive conifers and broadleaves. The planting was completed as part of an SRDP grant scheme over the winter of 2013/14 and attracted a carbon

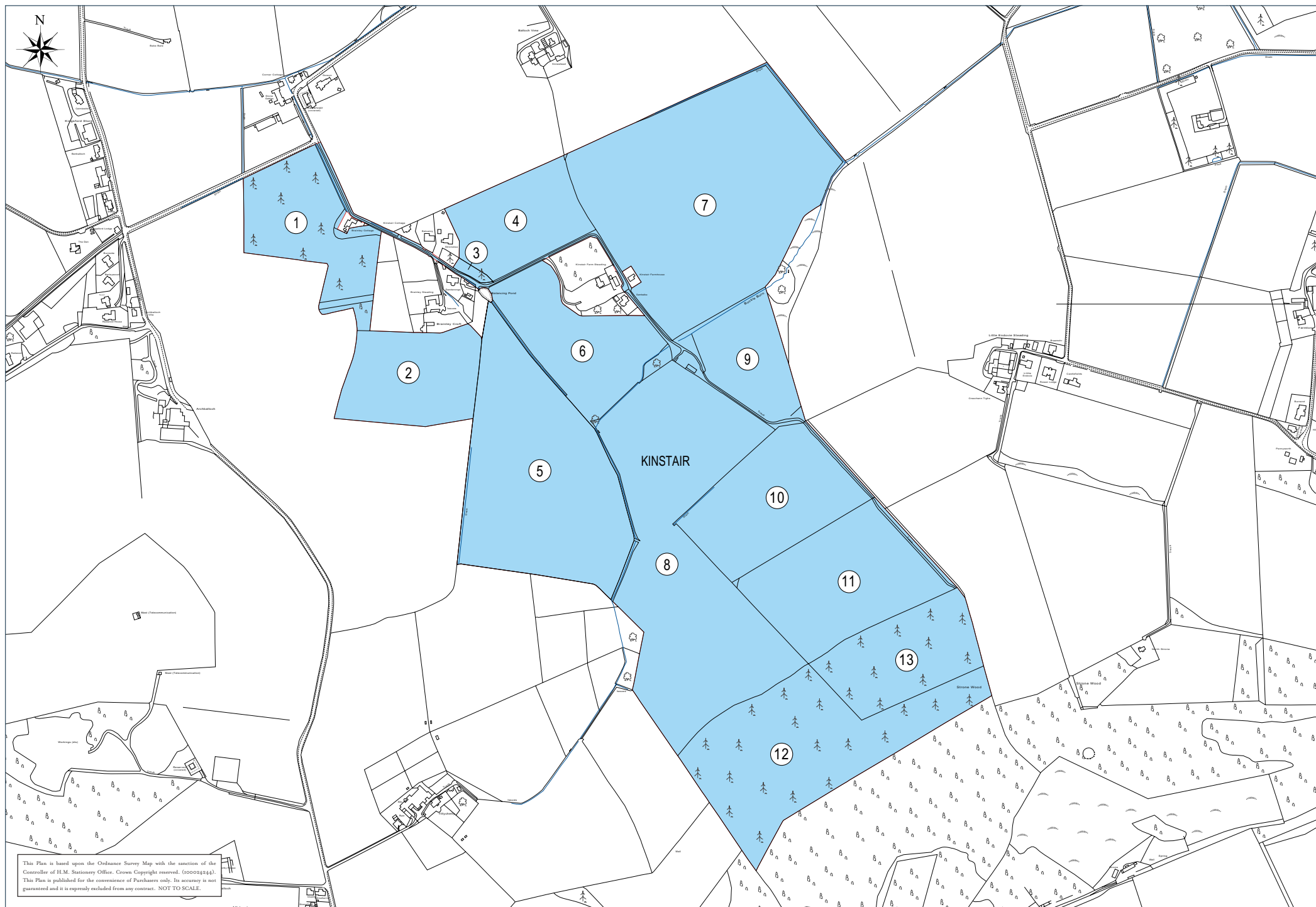
contract whereby the carbon credits were sold off. The incoming purchaser will be obliged to maintain the stand of growing trees (c.29 acres/ 12 ha) for the remainder of the carbon contract expiring 1st May 2064.



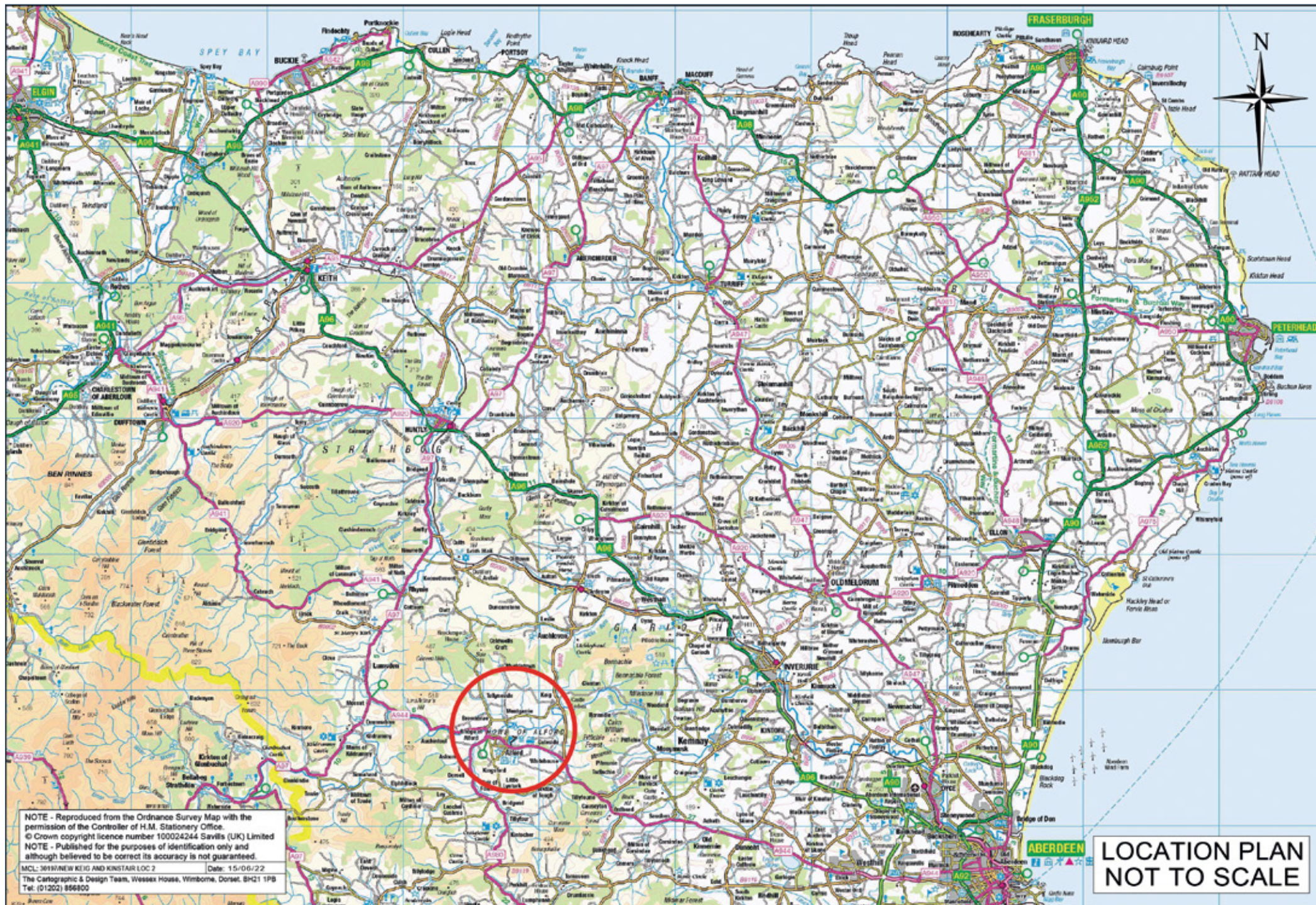
AREA SCHEDULE													
Field Name	Arable		Permanent Pasture		Woodland		Other		Total		2020	2021	2022
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres			
LOT 1 - PROSPECT BUILDINGS													
6 (part)	1.84	4.55			0.61	1.51			2.45	6.06	WB	WB	WOSR
Steading							2.02	4.98	2.02	4.98	-	-	-
SUB TOTAL	1.84	4.55			0.61	1.51	2.02	4.98	4.47	11.04			
LOT 2 - CROOKMORE FARM													
1	6.78	16.75							6.78	16.75	WB	WB	WOSR
2			0.22	0.54					0.22	0.54	PGRS	PGRS	PGRS
3	17.10	42.25							17.10	42.25	SB	SB	SB
4	3.20	7.91							3.20	7.91	SB	SB	SB
5			0.74	1.83					0.74	1.83	PGRS	PGRS	PGRS
6 (part)	4.34	10.72			0.03	0.07			4.37	10.79	WB	WB	WOSR
7	23.84	58.91			0.25	0.62			24.09	59.53	SB	SB	SB
8	12.01	29.68							12.01	29.68	SB	SB	SB
9					3.19	7.88			3.19	7.88	TREES	TREES	TREES
10					0.25	0.62			0.25	0.62	TREES	TREES	TREES
Misc.							1.90	4.69	1.90	4.69			
SUB TOTAL	67.27	166.22	0.96	2.37	3.72	9.19	1.90	4.69	73.85	182.48			
LOT 3 - NEW KEIG FARM													
1	12.84	31.73					0.08	0.20	12.92	31.93	WB	WB	WB
2	20.98	51.84					0.02	0.05	21.00	51.89	SB	SB	SB
3	18.95	46.83					1.40	3.46	20.35	50.28	SB	SB	WB
4	6.65	16.43					0.10	0.25	6.75	16.68	SB	FALW	WOSR
5	8.13	20.09							8.13	20.09	SB	SB	WB
6	1.12	2.77							1.12	2.77	TGRS 4	TRGS 5	SB
7	1.30	3.21							1.30	3.21	TGRS 4	TGRS 5	SB
8	0.91	2.24							0.91	2.24	TGRS 4	TGRS 5	SB
9	14.07	34.77							14.07	34.77	SB	SB	WB
10	8.97	22.16					0.04	0.10	9.01	22.26	WB	WOSR	WB
11	11.87	29.33					0.23	0.57	12.10	29.90	SB	SB	SB
12	5.58	13.79							5.58	13.79	SB	SB	SB
13			4.99	12.33					4.99	12.33	PGRS	PGRS	PGRS
14	10.07	24.88							10.07	24.88	SB	SB	SB
15	8.77	21.67					0.33	0.82	9.10	22.49	WB	WOSR	SB
16	23.43	57.90					0.07	0.17	23.50	58.07	SB	SB	SB
17	7.02	17.35					0.08	0.20	7.10	17.54	SB	SB	FALW
18	9.57	23.65							9.57	23.65	WB	WB	SB
19	2.70	6.67							2.70	6.67	TGRS 1	TGRS 2	FALW
20			3.33	8.23			0.02	0.05	3.35	8.28	PGRS	PGRS	PGRS
21	6.52	16.11							6.52	16.11	SB	WB	WOSR
Misc.							3.64	8.99	3.64	8.99	-	-	-
SUB TOTAL	179.45	443.42	8.32	20.56	0.00	0.00	6.01	14.85	193.78	478.83			



AREA SCHEDULE													
Field Name	Arable		Permanent Pasture		Woodland		Other		Total		2020	2021	2022
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres			
LOT 4 - LAND AT OLD KEIG													
1	7.26	17.93					0.01	0.02	7.27	17.96	SB	SB	WOSR
2	23.55	58.19					0.29	0.72	23.84	58.91	WOSR	WW	SB
3	11.64	28.76					0.01	0.02	11.65	28.79	FALW	WOSR	WB
Misc.							0.24	0.59	0.24	0.59	-	-	-
SUB TOTAL	42.45	104.89					0.55	1.36	43.00	106.25			
LOT 5 - CAIRNCOSH FARMHOUSE													
House & garden							0.21	0.52	0.21	0.52	-	-	-
SUB TOTAL							0.21	0.52	0.21	0.52			
LOT 6 - CAIRNCOSH STEADING													
Development site							0.64	1.57	0.64	1.57	-	-	-
SUB TOTAL							0.64	1.57	0.64	1.57			
LOT 7 - LAND AT CAIRNCOSH													
1	4.71	11.63							4.71	11.63	SB	SB	SB
2	6.70	16.55							6.70	16.55	SB	SB	SB
3	9.71	23.99							9.71	23.99	SB	SB	SB
4	2.73	6.75							2.73	6.75	PGRS	WOSR	SB
5	7.98	19.72							7.98	19.72	SB	SB	SB
6	8.85	21.88							8.85	21.88	SB	FALW	WOSR
7	10.84	26.79							10.84	26.79	SB	SB	SB
8			3.98	9.83			1.70	4.20	5.68	14.04	TGRS 5	PGRS	PGRS
9			6.83	16.88			0.29	0.72	7.12	17.59	TGRS 5	PGRS	PGRS
Misc.							0.66	1.63	0.66	1.63	-	-	-
SUB TOTAL	51.52	127.30	10.81	26.71			2.65	6.55	64.98	160.56			
LOT 8 - KINSTAIR FARM													
1					4.43	10.95			4.43	10.95	TREES	TREES	TREES
2	4.01	9.91							4.01	9.91	SB	SB	SB
3					0.13	0.31			0.13	0.31	TREES	TREES	TREES
4	3.55	8.77							3.55	8.77	SB	SB	SB
5	10.22	25.25							10.22	25.25	SB	SB	SB
6	4.42	10.92							4.42	10.92	SB	SB	SB
7	14.58	36.03							14.58	36.03	SB	SB	SB
8	13.44	33.21							13.44	33.21	WOSR	WW	SB
9	3.00	7.41							3.00	7.41	SB	SB	FALW
10	5.39	13.32							5.39	13.32	FALW	WOSR	WW
11	6.14	15.17					0.01	0.02	6.15	15.20	FALW	WOSR	WW
12					6.87	16.98	0.08	0.20	6.95	17.17	TREES	TREES	TREES
13					5.70	14.08			5.70	14.08	TREES	TREES	TREES
Misc.							1.49	3.68	1.49	3.68	-	-	-
SUB TOTAL	64.75	160.00			17.13	42.32	1.58	3.90	83.46	206.22			
TOTALS	407.27	1006.37	20.09	49.64	21.46	53.02	15.55	38.42	464.37	1147.46			







GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills – 0131 247 3720 or 01224 971 111. Given the potential hazards of a rural property, we request you take care when viewing the property.

Entry and possession

Entry and possession will be by arrangement.

Directions

From Alford, travel southeast on Donside Road/A944 towards Montgarrie. After 1.2 miles turn right at the crossroads onto Montgarrie Road and continue for approximately 0.6 miles where Prospect Buildings will be situated on the left-hand side. The nearest postcode to Lot 1 (Prospect Buildings) is AB33 8BA.

what3words: ///sensibly.finally.tell

Ingoing Valuation

The purchaser(s) of New Keig & Kinstair Farms, 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 2023 cropping year 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.

Ratings, Council Tax and Energy Performance Rating (EPC)

Property	Occupancy	Council Tax	EPC
Cairncosh Farmhouse	Vacant	Band F	Rating C

Property	Description	Business Rates (Rateable Value)	EPC
Prospect Buildings	Store	£5,300	TBC

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

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

There are a number of third party rights of access over internal roads in most lots. Similarly there are various wayleaves and servitudes in favour of third parties and utility providers. Further details are available from the selling agents.

Basic Payment Scheme (BPS)

The Basic Payment Scheme entitlements are included in the sale. In total, there are 382.07 units of Region 1 and 6.78 units of Region 2 entitlements.

These will be split as follows across the land lots:

- Lot 2: 70.32 units of Region 1 entitlements.
Lot 3: 188.05 units of Region 1 entitlements.
Lot 7: 62.68 units of Region 1 entitlements.
Lot 8: 70.70 units of Region 1 entitlements and
6.78 units of Region 2 entitlements.

Telecommunications Mast

A mast currently leased to O2 (UK) Ltd is located on Lot 2 of the property, with access via a private farm track. The rental payment for 2021 totalled £4,250. Further details are available from the Selling Agents.

Designations

The property is within a Nitrate Vulnerable Zone.

Mineral & Sporting Rights

Insofar as they are owned, the mineral and sporting rights are included in the sale.

Excluded Properties

No.1 & 2 New Keig Cottages and West Cevidley Farmhouse are specifically excluded but may be available in addition to a purchaser of Lot 3 by separate negotiation.

Local Authority

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB. Tel: +44 (0) 3456 081 208

Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE)

There are three long standing employees who would be required to be transferred to a purchaser if the property is sold as a whole.

Solicitors

Mackinnons Solicitors, 379 Deeside Road, Cults, Aberdeen AB15 9SX.

Tel: +44 (0) 1224 868 687 gregor@mackinnons.com

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

STIPULATIONS

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.

Financial References

Any offer by a purchaser(s) which is supported by a loan agreement must be supported by supporting documents for the satisfaction of the seller. Offers from those resident out with the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

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.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further 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, their clients and any joint agents 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.

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