



PITGERSIE

Newburgh • Aberdeenshire



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Ellon - 7 miles, Aberdeen - 11 miles, Inverurie - 17 miles
(all distances approximate)

Impressive low lying arable unit boasting soils rich in organic matter

Lot 1 - Pitgersie Farm

Attractive and well-presented farmhouse (3 reception rooms and 4 bedrooms)
3 bedroom detached bungalow
Two further cottages and consented house site
Extensive range of modern farm buildings
290 acres of Class 3(1) arable and temporary pasture
About 304 acres in total

Lot 2 - Land at Cothill

Accessible block of Class 3 arable land
About 258 acres

Lot 3 - Field at Foveran

Single arable field off A975 extending to about 39 acres

About 601 acres (243 hectares) in total
For sale as a whole or in up to three lots



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SITUATION

Pitgersie Farm lies 2 miles inland from Scotland's northeast coast at Newburgh to the east of Ellon and 11 miles north of Aberdeen City centre. The farm is conveniently located, situated with almost immediate access onto the A90 (Aberdeen Western Peripheral Route) which offers swift access to Aberdeen and the south and north to Ellon and beyond.

Aberdeenshire is recognised as one of Scotland's principal agricultural regions and is particularly suited for mixed farming enterprises. Accordingly, the area is well served by agricultural suppliers and there are weekly livestock markets at Thainstone Agricultural Centre near Inverurie (24 miles) and United Auctions at Huntly (36 miles), both attracting strong trade from across mainland Scotland and the islands.

Newburgh offers local services and a primary school, whilst the larger nearby town of Ellon boasts supermarkets, a primary school, a recently upgraded secondary school and state of the art recreational facilities on the edge of town.

Aberdeen City has long been known as the 'Oil Capital of Europe' and is now an emerging centre for renewable energy transition. This university city is home to a diverse range of professional services and many corporate headquarters, alongside cultural and sporting facilities. The city and surrounding area is well connected, with an international airport (16 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 and St Margaret's School, in addition to the International School of Aberdeen.

Aberdeenshire is a popular and sought after region of Scotland offering the outdoor enthusiast access to the Grampian hills to the west and the magnificent coastline to the east with its long sandy beaches. There are numerous golf courses including Trump International at Balmedie adjacent to the land at Cothill (Lot 2) and the world-renowned Royal Aberdeen. More locally, there are challenging 18 hole courses at Newburgh, Cruden Bay, Ellon and Murcar.

DESCRIPTION

Pitgersie Farm is an attractive and well-equipped mixed holding, situated in a productive farming area with convenient access to markets and the region's main public highways. At the heart of the holding is a traditional farmhouse, recently modernised to a high standard, a stockman's cottage and an extensive range of modern farm buildings reflecting the property's former farming systems. A pair of semi-detached cottages and a house site with planning permission offer the opportunity for development and diversification. The land comprises three distinct parts: the principal farming unit at Pitgersie (Lot 1); a block of arable land 1.5 miles to the south at Cothill (Lot 2); and a single outlying field one mile to the east towards Newburgh (Lot 3).

Running as a dairy unit until very recently, Pitgersie is now run as a mixed stock and arable enterprise. The steading is extremely well-equipped for wintering cattle and the mixed system provides a valuable supply of manure. In recent years cattle have been summered away from the farm so the full extent of the arable ground can be utilised. The cropping rotation involves winter and spring barley, winter wheat and oil seed rape.

The farmland across the holdings is predominantly classified at Class 3(1) and 3(2) according to the James Hutton Institute for Soil Research and lies between 10m and 55m above sea level. The land has excellent access from either public

roads or hard internal tracks. The fields are well laid out and of a generous size, easily accommodating modern machinery. Much of the land has benefitted from an extensive drainage maintenance and improvement programme in recent years. With an excellent working depth, the soil is described as being mainly brown earth soils of the Peterhead Association and is capable of producing a wide range of high yielding arable crops. Recent yields have been reported in excess of 4 tonnes per acre of winter crops and 2.5 – 3 tonnes per acre for spring barley.

The land across the farm can be analysed as follows:

Type	Acres	Hectares
Arable	463.21	187.46
Temporary Pasture*	117.20	47.43
Miscellaneous	21.32	8.63
TOTAL	601.73	243.52

**Whilst referred to as permanent pasture in the IACS submissions, all the land identified as temporary pasture within this brochure is ploughable and capable of growing arable crops.*

Pitgersie is offered for sale as a whole or in up to three lots.





LOT 1 - PITGERSIE FARM - 304 ACRES

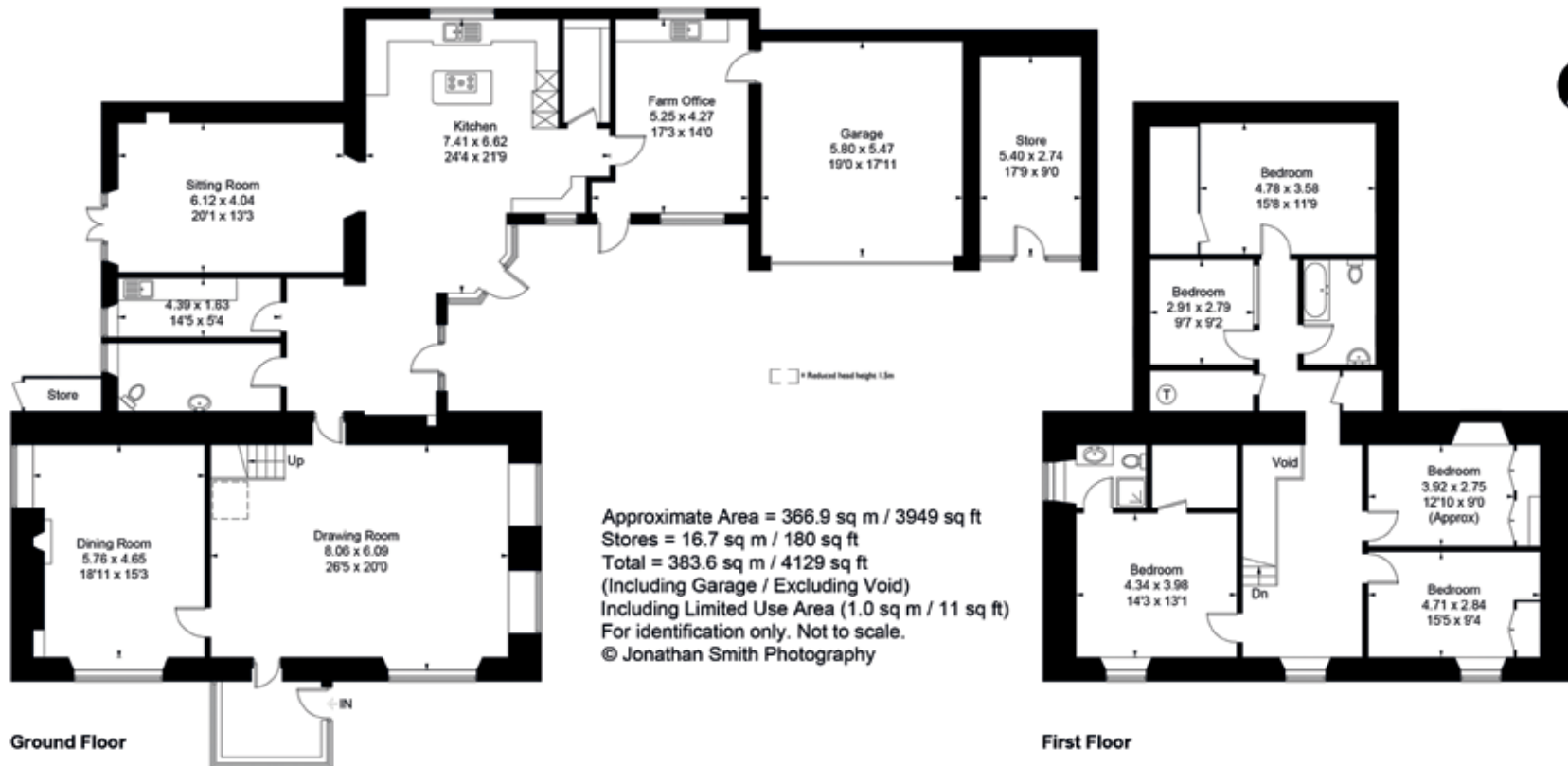
Pitgersie Farmhouse

Pitgersie Farmhouse is an attractive period house occupying a south facing position affording panoramic views over the surrounding countryside. It sits a short distance to the west of the farm steading within well maintained gardens enclosed by a stone wall and flanked by mature trees to the west. To the side of the property is a generous gravelled parking area and integral double garage.

The farmhouse is principally constructed of stone beneath a pitched slate roof with some harled elevations. It is heated by oil fired central heating and benefits from double glazing throughout and underfloor heating in the kitchen. The accommodation is well laid out for a farming family, providing good living space, practicality and ample room for entertaining, as shown on the accompanying floorplans.

In 2005 the farmhouse was sympathetically extended eastwards to create a spacious kitchen, entrance hall and a practical farm office with the benefit of a separate access. The kitchen with open plan entrance hall sits at the heart of the house and is a most welcoming room benefitting from a great deal of natural light. There is a comfortable sitting room off the kitchen with French doors opening onto the garden. To the front of the house there are two well proportioned reception rooms and an entrance porch.

A staircase leads from the sitting room to a galleried landing off which there is a principal bedroom with an en suite shower, two bedrooms at the front of the house and a further bedroom and bathroom towards the rear.



Pitgersie Farm Bungalow

Situated off the main farm drive near the steading is a detached south facing single storey bungalow of brick construction beneath a pitched tiled roof. It benefits from double glazing and oil fired central heating. Recently redecorated, the accommodation comprises an entrance hall, sitting room, kitchen, bathroom and three bedrooms. It sits within an enclosed garden with a single brick built garage to the rear. It is currently unoccupied.

Nos. 3 & 4 Pitgersie Cottages

Situated a short distance to the southwest of the farmhouse is a pair of modest semi-detached cottages which offer potential either as a refurbishment project or an attractive site for a new dwelling subject to obtaining the relevant consents. The cottages are largely of stone construction under a pitched slate roof with harled elevations. The accommodation is over a single storey and they each comprise an entrance hall, sitting room, kitchen, bathroom and two bedrooms. No.3 Cottage is vacant, while No.4 Cottage is currently let, with the existing tenant vacating in August 2022.

Development Opportunities

A ruined cottage located along the track from the farmhouse benefits from full planning permission (Ref: APP/2015/1720) for the erection of a new two bedroom single storey house on the site. The site is accessed via the main farm drive and along the track running across Field 1. The proposed dwelling would connect to the existing private water supply and mains electricity at the farm steading.

A further site on the southwestern march of Field 1 known as Braeshill may also offer development potential subject to obtaining the relevant consents.





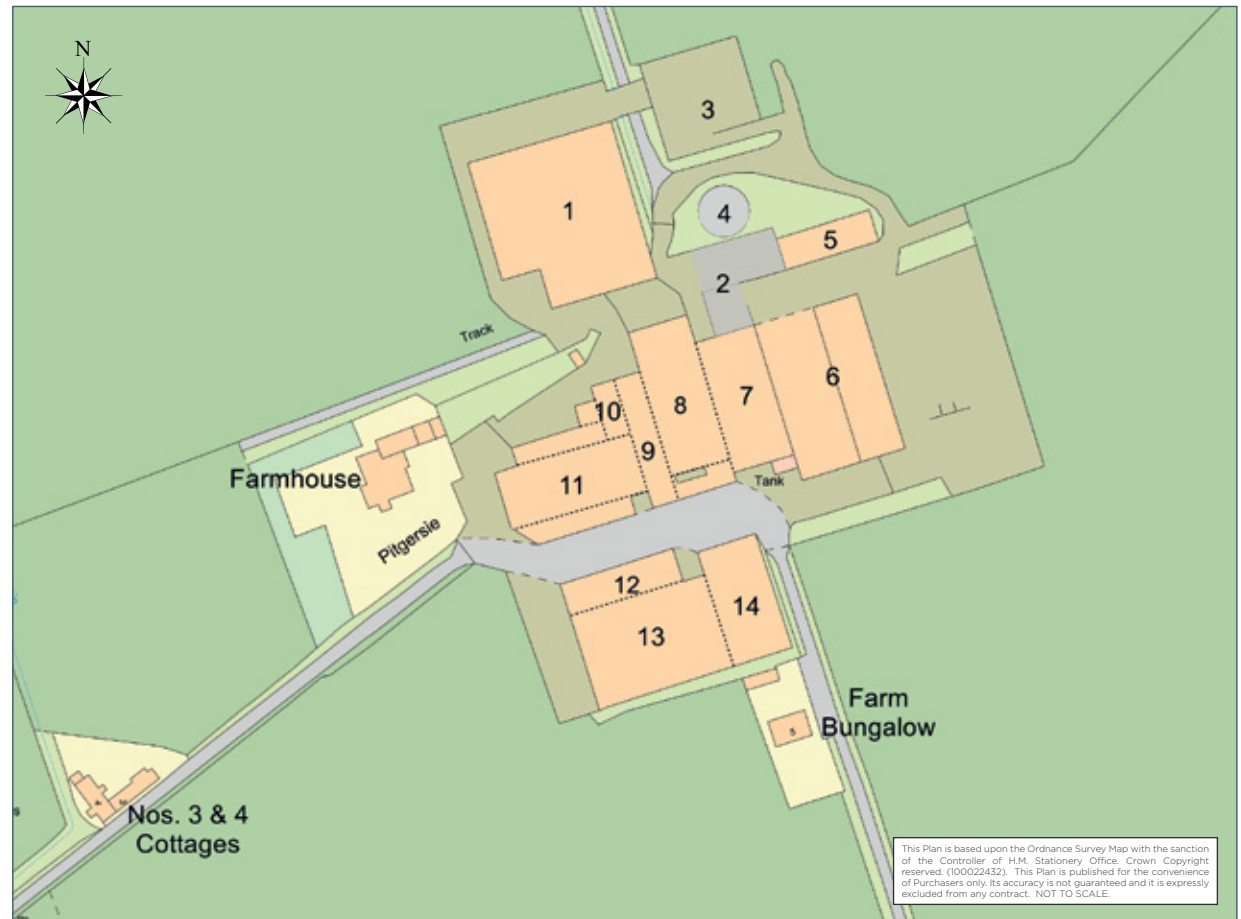
Farm Buildings

The farm buildings at Pitgersie are primarily of modern construction and are well laid out and easily accessible from the public road. They are serviced by three phase electricity, private water supply and are largely surrounded by concrete aprons and access roads. This extensive range of buildings offers capacity to house up to 550 head of cattle in open bedded courts.

1. Cattle court (48.1m x 32m). Steel portal frame construction under a corrugated fibre cement roof with a concrete base. The elevations are mainly enclosed with reinforced concrete panels with ventilated box profile cladding above. Central feed passage with sub divided bedded courts on either side. Lean to (36m x 10.5) steel portal frame construction under a corrugated fibre cement roof. Open sided with over hanging eaves covering a feed barrier and concrete trough.
2. Two adjoining silage clamps (30m x 11.5m and 12m x 11m) with reinforced concrete panel sides and concrete bases.
3. Former slurry lagoon with concrete sides and base. Access ramp and pumping point.
4. Above ground slurry store / tank.
5. General purpose shed (28m x 8.7m). Timber frame construction under a box profile roof with a concrete floor. Elevations enclosed by concrete walls with box profile cladding above.
6. Cattle court (48.8m x 18.4m). Steel portal frame construction under a corrugated fibre cement roof with a concrete base. The elevations are mainly enclosed with reinforced concrete panels with timber space boarding above. Raised central feed passage with sub divided bedded courts on either side. Lean to (48m x 12.1) steel portal frame construction under a corrugated fibre cement roof. Open sided with over hanging eaves covering a feed barrier and concrete trough.
7. Covered silage pit (41m x 16.8m). Concrete portal frame under a corrugated roof with a concrete base. Reinforced concrete walls with corrugated cladding above.



8. Cattle court (45m x 17.5m). Steel truss frame supported by stone walls. Corrugated roof. Open bedded courts and handling pens. Adjoins former dairy tank room and stores.
9. Covered cattle handling systems and pens (40m x 7.8m). Traditional stone and timber construction under a corrugated roof. Concrete base.
10. Bull pens (16.5m x 6.5m). Traditional stone and timber construction under a corrugated roof. Concrete base.
11. Cattle court (41.5m x 17m). Steel truss frame supported by stone walls / concrete pillars. Corrugated roof. Central feed passage with bedded courts on either side.
12. Workshop and feed store (35.2m x 10.5m). Steel portal frame construction under a corrugated fibre cement roof with a concrete base. The elevations are mainly enclosed with reinforced concrete panels with box profile cladding above.
13. General purpose shed (42m x 30.5m across two spans). Steel portal frame construction under a corrugated fibre cement roof with a concrete base. The elevations are mainly enclosed with reinforced concrete panels with box profile cladding above. Houses grain intake hopper and batch drier which feeds a conveyor running to the adjacent grain store.
14. Grain store (36.6m x 17.6m). Steel portal frame construction under a corrugated fibre cement roof with a concrete base. The elevations are mainly enclosed with reinforced grain walling with corrugated cladding above.



Land

Lot 1 extends to a total of about 304 acres and comprises about 173 acres of arable land and 117 acres of temporary pasture. It is made up of six principal fields contained within a ring fence and ranges from 35m above sea level near the steading to about 55m to the southwestern boundary of the lot. The land is mainly classified by the James Hutton Institute for Soil Research as Class 3(1) and has benefitted from regular applications of manure. The majority of the fields are well fenced and have mains fed water troughs and the remainder could be connected.







LOT 2 - LAND AT COTHILL - 258 ACRES

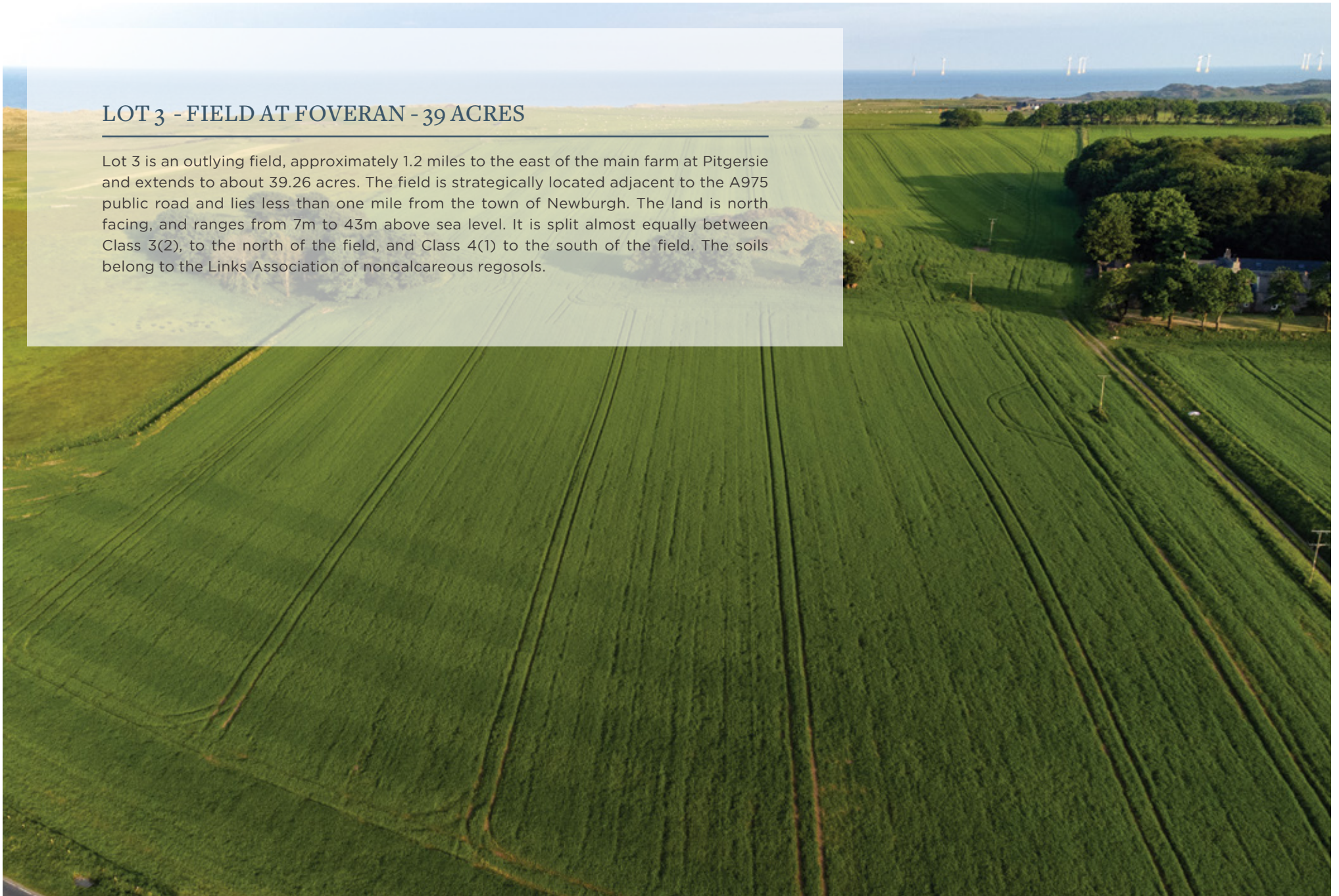
The land at Cothill is located approximately 1.5 miles south of the steading at Lot 1 and has been farmed in conjunction with Pitgersie but growing solely arable crops spread across eight good sized fields. The land is split between Class 3(1) and 3(2) with the soils being mainly brown earths of the Tarves Association. The land benefits from a mainly south-easterly aspect and ranges from 32m to 58m above sea level. All of the fields benefit from access directly off minor public roads and have mains fed water troughs.

The original farmhouse at Cothill is being retained by the Sellers for their own private use.



LOT 3 - FIELD AT FOVERAN - 39 ACRES

Lot 3 is an outlying field, approximately 1.2 miles to the east of the main farm at Pitgersie and extends to about 39.26 acres. The field is strategically located adjacent to the A975 public road and lies less than one mile from the town of Newburgh. The land is north facing, and ranges from 7m to 43m above sea level. It is split almost equally between Class 3(2), to the north of the field, and Class 4(1) to the south of the field. The soils belong to the Links Association of noncalcareous regosols.



AREA SCHEDULE								
Field Name	Arable		Temporary Pasture		Other *		Total	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
LOT 1 - PIGERSIE FARM								
1	70.03	173.04			1.03	2.55	71.06	175.59
2			6.67	16.48			6.67	16.48
3			5.08	12.55			5.08	12.55
4			8.31	20.53	0.12	0.30	8.43	20.83
5			8.59	21.23			8.59	21.23
6			0.59	1.46	0.01	0.02	0.60	1.48
7			0.28	0.69			0.28	0.69
8			16.11	39.81			16.11	39.81
9			1.80	4.45			1.80	4.45
Misc.					4.45	11.00	4.45	11.00
SUB TOTAL	70.03	173.04	47.43	117.20	5.61	13.87	123.07	304.11
LOT 2 - LAND AT COTHILL								
10	19.63	48.51			0.09	0.22	19.72	48.73
11	12.15	30.02			0.07	0.17	12.22	30.20
12	9.05	22.36			0.22	0.54	9.27	22.91
13	22.35	55.23			0.02	0.05	22.37	55.28
14	8.53	21.08			0.12	0.30	8.65	21.37
15	8.74	21.60			0.21	0.52	8.95	22.12
16	16.43	40.60			0.34	0.84	16.77	41.44
17	5.17	12.78			0.19	0.47	5.36	13.24
Misc.		0.00			1.25	3.09	1.25	3.09
SUB TOTAL	102.05	252.18			2.51	6.20	104.56	258.38
LOT 3 - LAND AT FOVERAN								
18	15.38	38.00			0.51	1.26	15.89	39.26
SUB TOTAL	15.38	38.00			0.51	1.26	15.89	39.26
WHOLE								
TOTALS	187.46	463.21	47.43	117.20	8.63	21.32	243.52	601.74



GENERAL REMARKS AND INFORMATION

Viewing

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

Directions

From the A90 (Aberdeen to Peterhead dual carriageway) take the slip road signposted for the A975 (Newburgh). Turn right onto the A975 and continue for approximately one mile before turning left onto the drive leading to Pitgersie Farm. The postcode is AB41 6AQ.

what3words: ///emerald.backtrack.object

Entry and possession

By arrangement. Should the sale of Lot 1 complete prior to the 1st September 2022 the seller reserves the right to house cattle at the stading until the end of October 2022.

Excluded Property

The two cottages located at the farm entrance (shaded blue on the sale plan) are excluded from the sale but may be available by separate negotiation to purchaser of Lot 1.

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

There are two farm employees whose employment may be transferred to a purchaser.

Local Authority

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

Fixtures and Fittings

The sale includes all fitted carpets, curtains and white goods in the farmhouse and bungalow.

Basic Payment Scheme (BPS)

The sale includes 236.85 units of Region 1 Basic Payment Scheme Entitlements (BPSE). In the event of a sale in lots the BPSE will be apportioned across the three lots.

Designations

The property is within a Nitrate Vulnerable Zone.

Sporting, Mineral & Timber

In so far as they are owned, the sporting, mineral and timber rights are included in the sale. All standing and fallen timber will be included within the sale.

Ingoing Valuation

The purchaser(s) of each lot, 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 arbitrator appointed by the valuers, or failing agreement as to the appointment by the Chairman, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

- All cultivations carried out in preparation for the current crop valued on a labour and machinery basis.
- 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.
- All hay, straw, fodder, roots, silage, compost and farmyard manure and other produce at market value.
- 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 as 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 the Royal Bank of Scotland borrowing rate.

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

The property is sold subject to and with the benefit of all 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.

- There is a wayleave agreement in favour of Scottish Power for overhead power lines mainly crossing Lot 1. An annual payment of about £1,267 is received.
- There is an informal access arrangement over Lot 3 for the purposes of horse riding to the beach.

Solicitors

Shepherd and Wedderburn LLP, 37 Albyn Place, Aberdeen AB10 1YN

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emma.robertson@shepwedd.com

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.

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.

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.

Proof of Funding

Any offer must be accompanied by a guarantee of proof of funds from a banker or lender which is acceptable to 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 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.

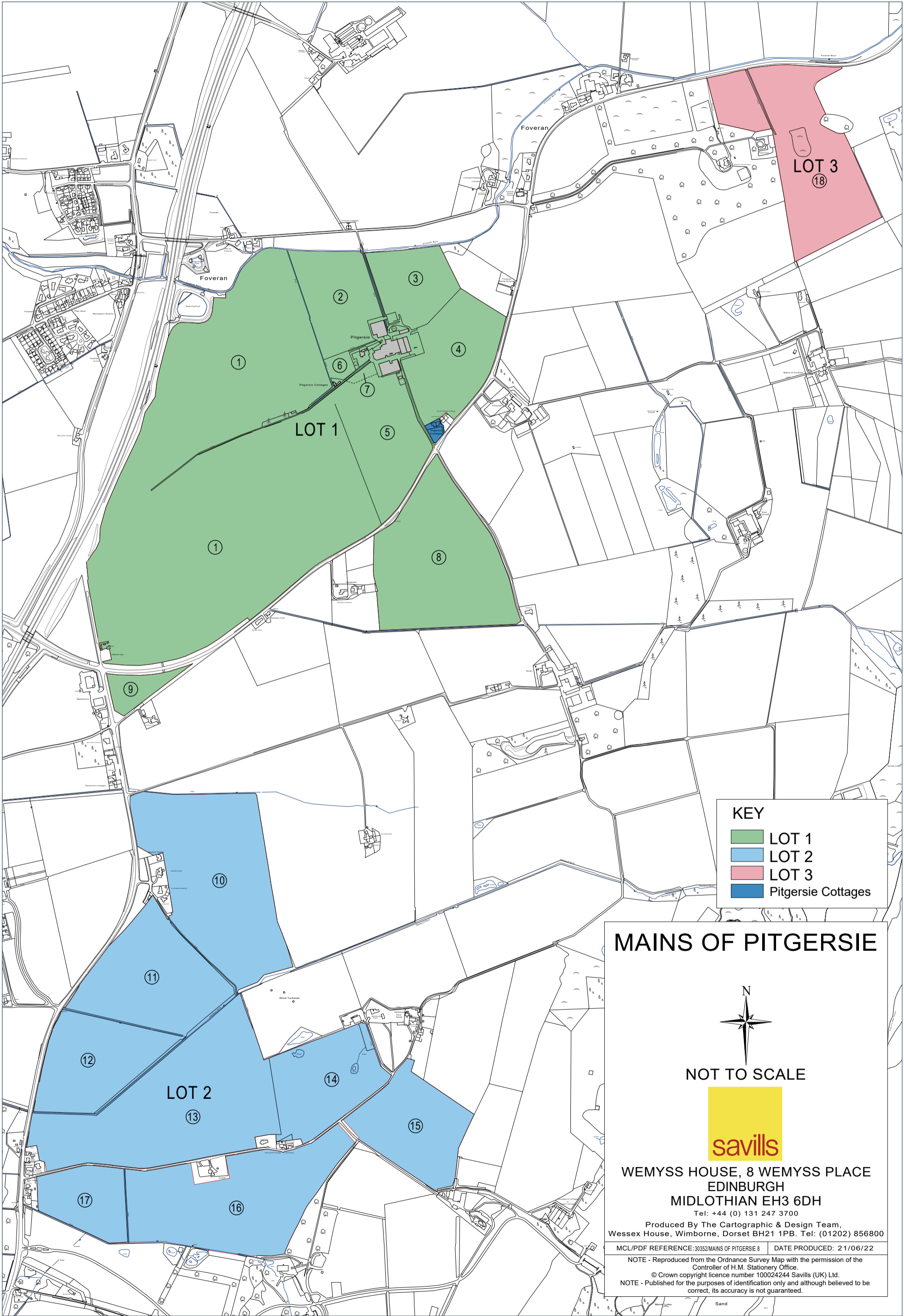
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Ref: LF220525

Photographs taken in June 2022.







KEY

- LOT 1
- LOT 2
- LOT 3
- Pitgersie Cottages

MAINS OF PITGERSIE

N

NOT TO SCALE

savills

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