



Galbraith

**CAIRDHILLOCK, NORTHSIDE
& HILLHEAD OF CARNIE**

ABERDEEN, AB15 8QS



Lot 1

CAIRDHILLOCK, KINGSWELLS, ABERDEEN, AB15 8QS

Heritable and leasehold farms situated within close proximity to the City of Aberdeen

Westhill 2 Miles ■ Aberdeen 4 miles

For sale as a whole or in 2 lots

- **Lot 1:** Heritable interest of Cairdhilllock Farm comprising 3 bedroom bungalow, extensive range of farm buildings, and 36.04 hectares (89.06 acres)
- **Lot 2:** Secure leasehold interest of Northside and Hillhead of Carnie, comprising 3 bedroom farmhouse, a range of farm buildings and 92.20 hectares (227.82 acres)

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



LOCATION

Cairdhillock is located approximately 2 miles east of Westhill, 4 miles west of Aberdeen within the city boundary. Hillhead and Northside of Carnie are located 1 mile south and 1 mile west of Westhill respectively.

DIRECTIONS

From Aberdeen take the A944 to Alford. After the AWPR roundabout turn right where signposted Brodiach, follow this road for half a mile and Cairdhillock can be found on the right hand side.

VIEWING

Strictly by appointment with the sole selling agents –Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

SITUATION

Cairdhillock, Northside and Hillhead of Carnie are conveniently situated within close proximity to the city of Aberdeen and enjoy excellent transport links. Comprising the heritable interest of Cairdhillock and secure leasehold interest of Northside and Hillhead of Carnie the subjects include two dwellings, two ranges of farm buildings and land which extends to 128.24 hectares (316.88 acres).

According to the James Hutton Institute the majority of the land is classified as Grade 3(2). The land is registered with SGRPID for IACS purposes and is situated between 110 and 130 metres above sea level.

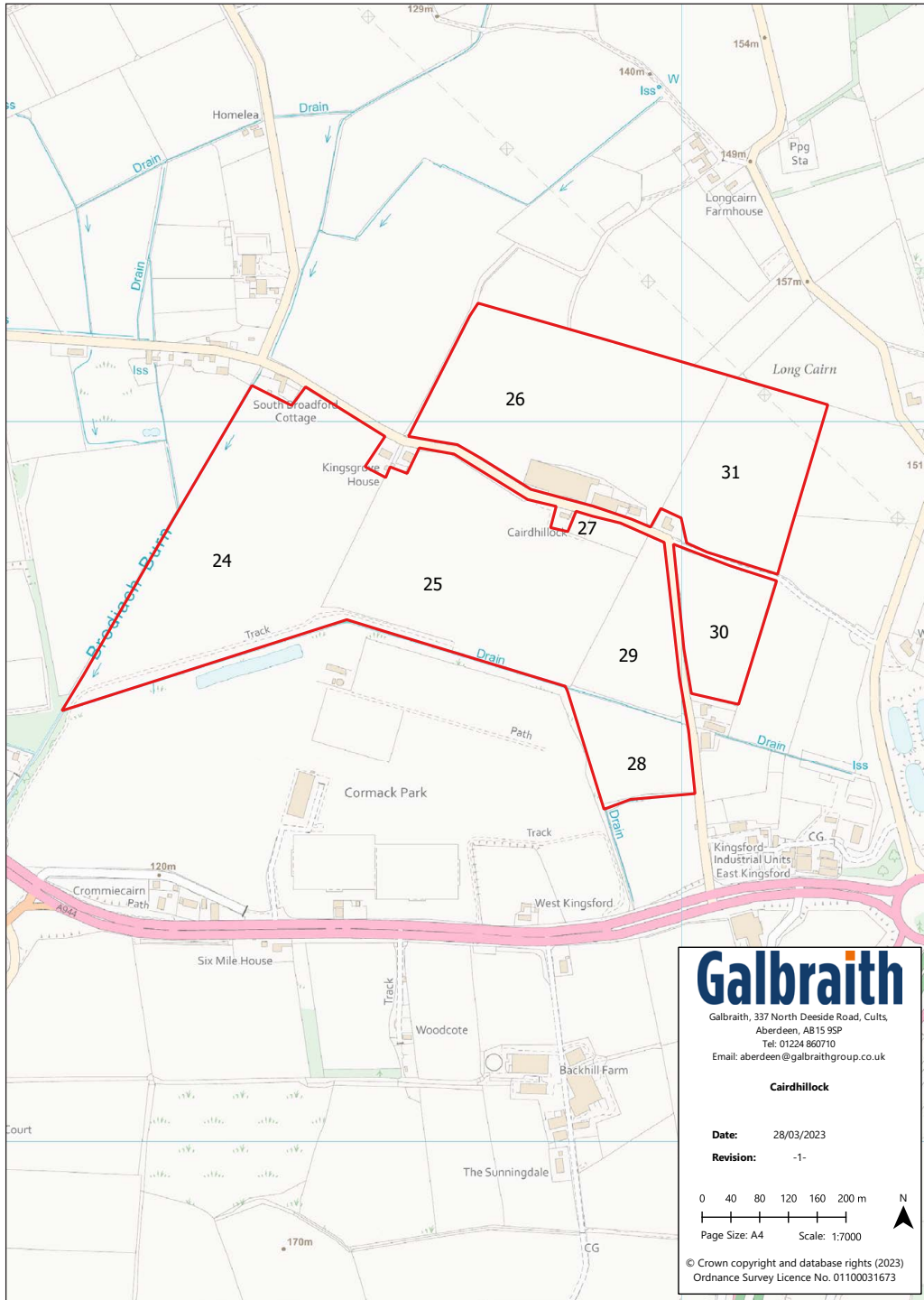
The land is productive being formerly managed collectively as a dairy unit and has had regular applications of dung and slurry over the years. A number of the fields at Cairdhillock have recently been upgraded by the addition of top soil from the adjacent Cormack Park development. The settlement of Westhill is nearby and boasts a large number of shops and services including supermarkets, library, swimming pool and sports centre. Since construction of the first houses in 1968, Westhill has undergone gradual expansion with the industrial park which opened in 2008 being recognised as the global centre in subsea engineering. The name Westhill was created in 1859 when John Anderson from Strichen bought the adjoining estates of West Kinmundy and Blackhills. Anderson liked neither name and created Westhill. The town has



several active church congregations and is served by three primary schools being Crombie Primary, Elrick Primary and Westhill Primary with secondary schooling available at Westhill Academy.

Aberdeen is some 4 miles distant and has a wide range of shopping, entertainment and cultural attractions which one expects from the oil capital of Europe. Private education is available in the city which also has 2 universities. Aberdeen International Airport offers regular domestic and European flights in addition to which there is a train station with regular services to both north and south and an overnight sleeper service to London.

The area is well resourced in terms of agricultural infrastructure being well served by grain merchants, agricultural suppliers and machinery dealers, in addition to abattoirs at Inverurie, Portlethen and Turriff. Auction Marts can be found in Inverurie and Huntly.



LOT 1: Heritable interest of Cairdhilllock

The bungalow is conveniently located adjacent to the farm buildings with the accommodation as follows:

Kitchen, Sitting Room, Master Bedroom with en suite, 2 x further bedrooms and bathroom.

The bungalow enjoys double glazing and oil fired central heating throughout.

The Council Tax Band is G

The EPC Rating is D

Farm Buildings

The Farm Buildings comprise an excellent range of structures and with reference to the plan of the farm buildings constructions and dimensions are as follows:

Cattle Court - 36m x 18m of steel portal frame construction, block walls with ventair cladding above, fibre cement roof and concrete floor.

Silage Pit - 13.35m x 22.7m, concrete walls and concrete floor

Covered Silage Pit - 40m x 12m, block walls, fibre cement roof and asphalt floor

Former Cubicle Shed - 49m x 12m, of steel truss construction, block walls, fibre cement roof

Store - 27m x 18m, of wooden truss construction, block walls and fibre cement roof, earth floor

Former Byre - 7.55m x 27.8m timber truss construction, profile roof and concrete floor

Cattle Court - 32m x 27m, 11m x 30m, steel portal frame construction with lean-to's to north and south elevations, fibre cement roof and concrete floor

Collecting Area & former site of Parlour

Cattle Court - 30m x 18m of steel portal frame construction, block walls, fibre cement roof and concrete floor

General Purpose Shed - 30m x 8m, steel portal frame construction, block walls, fibre cement roof and concrete floor

The land comprises 8 enclosures and extends to 36.04 hectares (89.06 acres).

According to the James Hutton Institute the majority of the land is classified as Grade 3(2). The land has benefitted from regular applications of dung and slurry over the years with some of the fields being recently upgraded with additional top soil. The land is registered with SGRPID for IACS purposes and is situated between 110 and 130 metres above sea level.

LOT 2: Secure Leasehold interest of Northside and Hillhead of Carnie

The farms are currently leased from Aberdeen City Council on a Secure Agricultural Tenancy and it is the tenant's interest in the farm that are being sold. The secure leasehold interest is available for assignation to a New Entrant or Progressing Farmer only, and any prospective assignee is advised to take professional advice as to whether they qualify as either a New Entrant or Progressing Farmer in terms of the legislative provisions.

The farmhouse is conveniently located to the west of the farm buildings, with accommodation as follows:

Ground Floor: Bathroom, utility, kitchen, bedroom and two public rooms.

First Floor: 3 x double bedrooms.

The farmhouse enjoys double glazing and oil fired central heating throughout.

Council Tax Band E

The EPC rating E

Farm Buildings

The farm buildings comprise an excellent range of structures. With reference to the plans of the farm buildings construction and dimensions are as follows:

Former dwelling - 12.8m x 6.2m of stone wall construction under a corrugated roof.

Cattle Court - 42m x 13.8m of steel portal frame construction, corrugated roof, concrete floor with diagonal feed barriers on south elevation

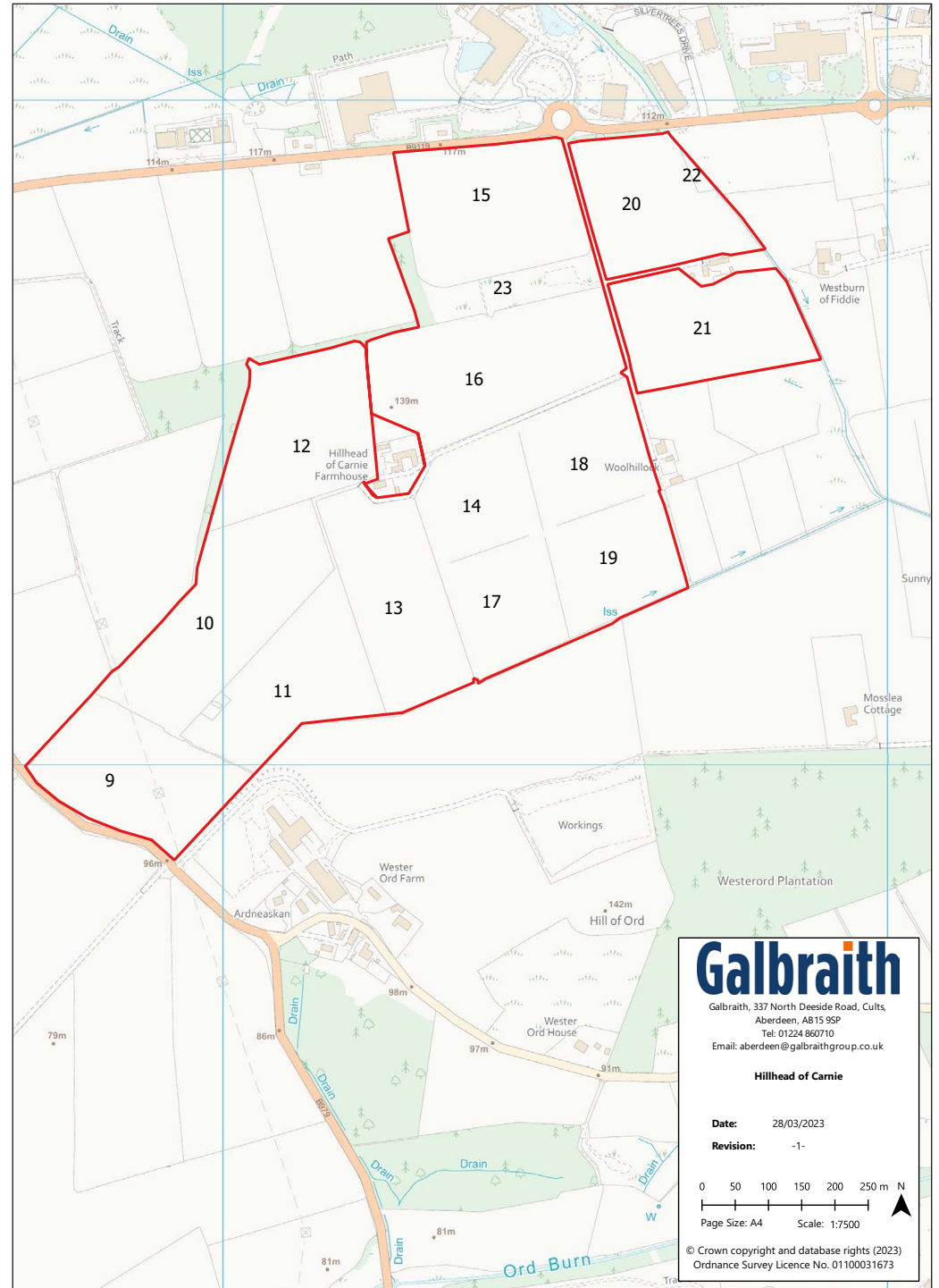
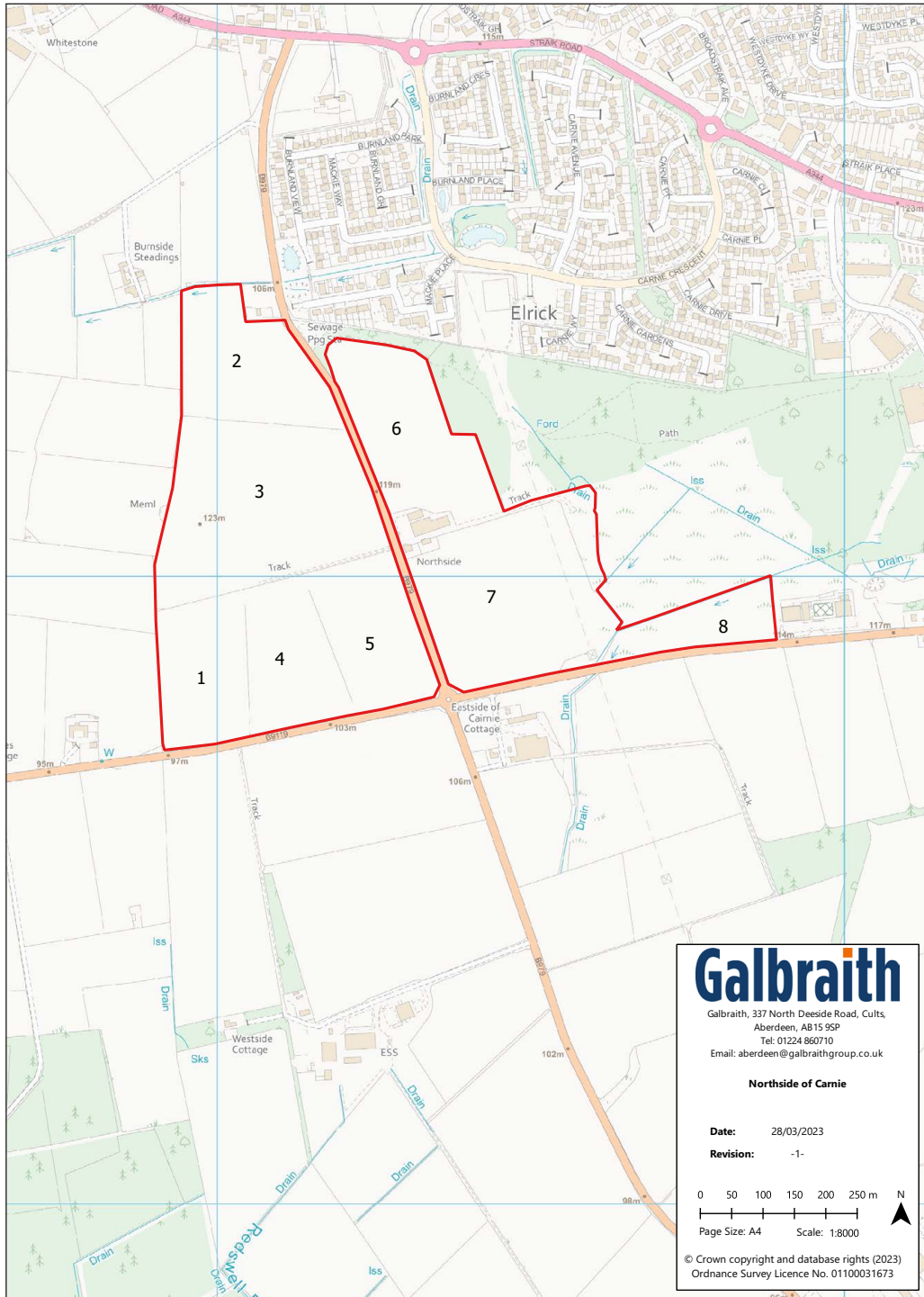
Grain Store - 18m x 13.8m of steel portal frame construction, block walls with profile sheeting above, concrete floor.

Traditional steading - 32.5m x 6m of stone construction under a corrugated roof, concrete floor.

Slatted Court - 24m x 11.5m of steel portal frame construction, corrugated roof, block walls with ventair cladding above, concrete floor.

The Land comprises 23 enclosures and extends to 92.20 hectares (227.82 acres). According to the James Hutton Institute the majority of the land is classified as Grade 3(2). The land has benefitted from regular applications of dung and slurry over the years. The land is registered with SGRPID for IACS purposes and is situated between 110 and 125 metres above sea level.

LOT	FIELD NO	AREA		CROP	
		Ha	Ac	2024	
1	24	15.97	39.46	GRASS	
	25	2.28	5.63	GRASS	
	26	7.32	18.09	SB	
	27	0.36	0.89	GRASS	
	28	1.85	4.57	SB	
	29	2.29	5.66	SB	
	30	2.06	5.09	SB	
	31	3.91	9.66	GRASS	
			36.04	89.05	
	2	1	3.27	8.08	SB
2		4.07	10.06	GRASS	
3		8.32	20.56	SB	
4		3.18	7.86	SB	
5		3.55	8.77	SB	
6		4.59	11.34	SB	
7		6.92	17.10	SB	
8		1.87	4.62	GRASS	
9		4.50	11.12	GRASS	
10		5.60	13.84	SB	
11		4.29	10.60	GRASS	
12		4.64	11.47	SB	
13		4.59	11.34	GRASS	
14	2.69	6.65	SB		
15	5.08	12.55	SB		
16	6.08	15.02	SB		
17	2.82	6.97	SB		
18	3.16	7.81	SB		
19	3.00	7.41	SB		
20	3.70	9.14	SB		
21	4.24	10.48	SB		
22	0.31	0.77	GRASS		
23	1.73	4.27	TSB		
		92.20	227.82		
		128.24	316.88		



METHOD OF SALE

Cairdhilllock Farm, Northside and Hillhead of Carnie are offered for sale as a whole or in 2 Lots.

The sale and assignation of the secure leasehold interest in Hillhead and Northside of Carnie requires to be completed no later than 28 March 2025 in order to comply with the legislative provisions regulating the assignation of secure leasehold interests to a New Entrant or Progressing Farmer.

IACS

All the farmland is registered for IACS purposes and the farm code is 008/0067. In the event that the farm is sold in lots the buyers will be required to register the holdings separately.

BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller and are not included in the sale of the land. A buyer(s) will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2024 year will be apportioned between seller and buyer(s). The buyer(s) will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2024 for the rest of the scheme year. The farm currently has an allocation of 125.20 entitlements @ €160.66 (excluding greening). In the event that the farm be sold in Lots the entitlements will be apportioned accordingly.

LOCAL AUTHORITY

Aberdeen City Council, Marischal College, Broad Street, Aberdeen, AB10 1AB.
Telephone 0300 020 0292.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

MINERALS

The mineral rights are included in the sale in so far as they are owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

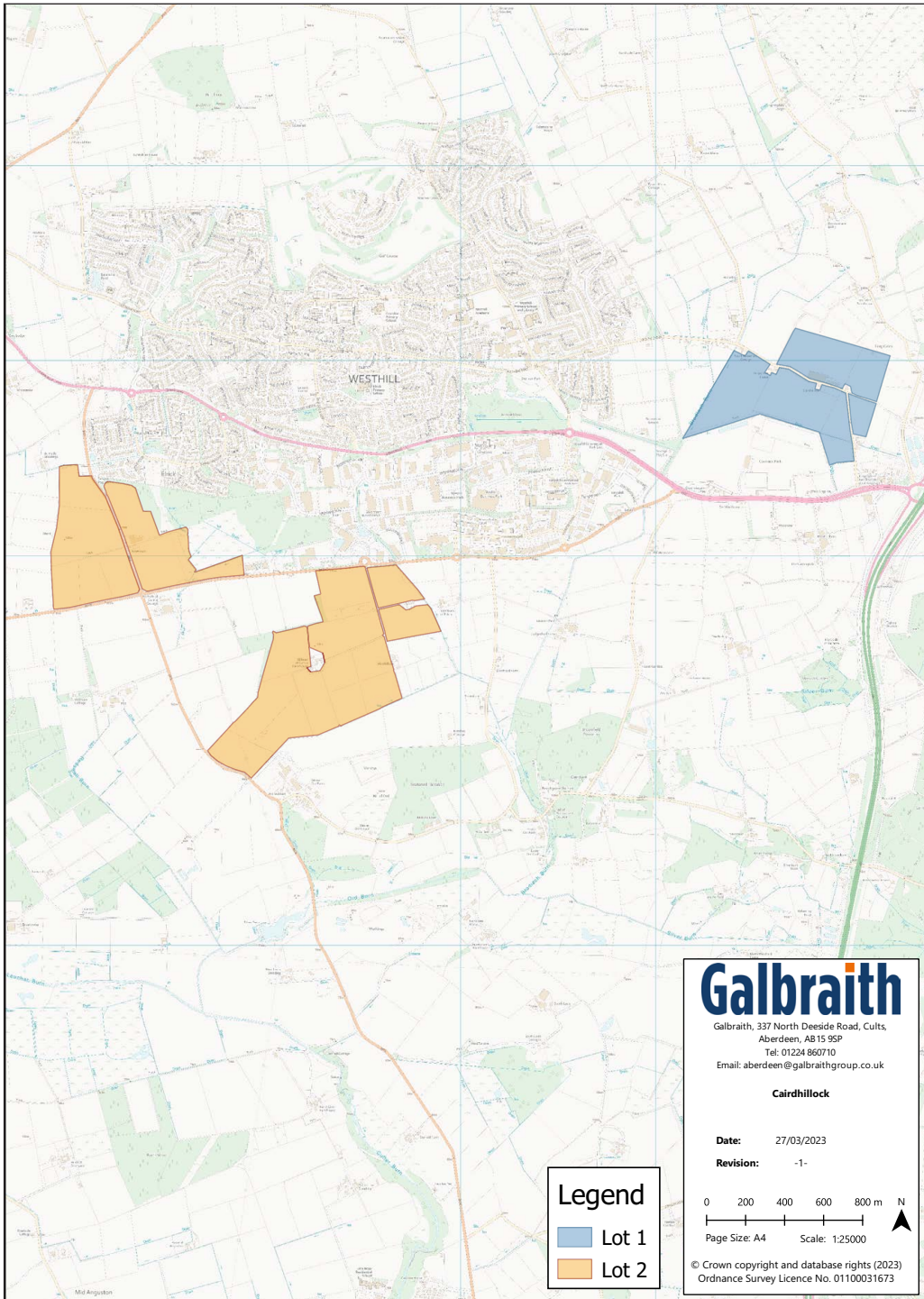
INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and 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.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries 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 selling agents 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 8% over Bank of Scotland borrowing rate.





CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie on 07500 794201 or Email: alistair.christie@galbraithgroup.com

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings and farm land.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

SERVICES

Lots 1 & 2 are served by mains electricity and water.

IMPORTANT NOTES

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor guarantee the working order of services and appliances.

These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. Particulars were prepared and photographs taken in March 2023.



Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE