

An aerial photograph of a farm complex situated in a vast, rolling green landscape. The farm features a large, multi-sectioned stone barn with a dark roof, a smaller stone building, and a stone house with a chimney. A dirt road winds through the property. In the foreground, there is a paved area with a car and a pile of tires. A herd of cattle is grazing in a field to the right. The background shows rolling hills under a cloudy sky.

Galbraith

DRUMFOURS

MUIR OF FOWLIS, ALFORD, AB33 8NU



DRUMFOURS, MUIR OF FOWLIS, ALFORD, AB33 8NU

An integrated livestock farm with a range of farm buildings.

Alford 4 miles ■ Banchory 17 miles ■ Aberdeen 28 miles

For sale as a whole

- Traditional stone construction 4-bedroom farmhouse with garden and adjacent steading.
- Several agricultural buildings offering excellent versatility.
- About 28.39 hectares (70.15 acres) of productive farmland.



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com





LOCATION

Drumfours Farm is situated 28.4 miles northwest of the City of Aberdeen, 4.1 miles west of Alford, and 17.2 miles north of Banchory in a productive farming area.

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

Drumfours Farm is located approximately 4 miles south of Alford in the Marr settlement of Aberdeenshire. The farmhouse enjoys a peaceful rural setting with open views across the surrounding countryside. The farm buildings include a traditional portal frame structure, offering extensive space and potential for a variety of uses.

The land, classified as Grade 3(2) and is capable of producing good yields of cereals and grass, making it suitable for rotational farming and ideal for livestock rearing. The farmhouse is conveniently located next to the farm buildings.

The area is well served by a number of agricultural machinery suppliers, merchants, livestock marts and abattoirs.

Drumfours Farm sits in a scenic rural setting approximately 4 miles south of Alford being the nearest town offering a range of amenities. It is home to the Alford Heritage Museum and the renowned Grampian Transport Museum, which showcases the region's transport history. The town offers excellent educational facilities, including Alford Primary School and Alford Academy, both located within a modern community campus that also houses a library, swimming pool, and fitness centre. Alford features a good selection of local shops, cafés, and services, including a butcher,



pharmacy, and a Co-op supermarket. The Haughton and Murray Parks are nearby and there is easy access to walking and cycling routes in the Donside area. The Alford Golf Club offers a well-maintained course with stunning views, while the nearby ski slopes at The Lecht provide winter sports opportunities. Alford is also the terminus of the preserved Alford Valley Railway. Frequent bus services connect Alford with Inverurie and Aberdeen, offering convenient access to wider amenities.

Aberdeen is some 28 miles distant and has a wide range of shopping, entertainment and cultural attractions which one would expect from the Oil Capital of Europe. Private education is available in the city at Robert Gordon's College, St. Margaret's School for Girls and Albyn School. The city also has 2 universities and several colleges for further education. 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.

DESCRIPTION

Drumfours Farm is located in central Aberdeenshire, an area renowned for its productive and fertile land. The holding extends to approximately 28.39 hectares (70.15 acres), excluding roads, yards, and buildings, and benefits from excellent access via the public road network. An internal farm track system provides convenient access to most fields.

The land is classified as Grade 3(2) according to the Hutton Institute. The land is currently all in grass but is well-suited to a range of agricultural uses, including livestock production, rotational grazing, and arable cropping.

The land is registered with SGRPID for IACS purposes and is situated between 195 and 220 metres above sea level.

FARMHOUSE

The farmhouse is a traditional stone build one and half storey dwelling under a slate roof and offers comfortable and convenient accommodation near to the farm buildings. Accommodation comprises;

Ground Floor

Kitchen/ Living Room 6.10m x 3.81m, Bedroom 3.43m x 3.40m, Reception room 6.12m x 3.71m, Shower room, Utility.

First Floor

Bedroom 4.27m x 3.76m, Bedroom 4.27m x 3.40m, Bathroom.

The Council tax band is D, with the EPC rating being E.

BUILDINGS

Drumfours Farm is well equipped with a range of agricultural buildings providing excellent versatility for various uses.

Handling Facilities - centrally located for the buildings and land and are suitable for the handling of cattle and sheep.

General Purpose Store (6m x 26m) - timber frame construction, stone and lime walls, pitched slate roof, and a concrete floor.

Former Cattle Store (18m x 24m) - steel portal frame construction, concrete walls, pitched corrugated roof and concrete floor.

Machinery Store (10m x 18m) - steel portal frame, concrete walls, timber cladding, pitched corrugated roof and a concrete floor.

Former Cattle Court (6m x 14m) - timber frame construction, concrete walls, roughcast finish, pitched corrugated roof and a concrete floor.

Silage Pit (12m x 40m) - concrete panel walls with a concrete floor.

The land extends to 28.39 hectares (70.15 acres) and comprises 13 parcels. All the fields are currently in grass being well fenced.

GENERAL INFORMATION

DIRECTIONS

Start on the A944 heading west on Kingsford Road from Alford. After approximately 1 mile, turn left onto Old Military Road heading towards Muir of Fowlis and continue for about 1.5 miles. Turn right onto a local road signposted for Muir of Fowlis. Follow this road for approximately 1 mile until you reach a crossroads junction and continue straight towards Tough for approximately 1 mile until you reach the farm track to the left signposted for Drumfours.

POST CODE

AB33 8NU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///momentous.inhaled.strong



SELLERS SOLICITORS

Brodies LLP, 31-33 Union Grove, Aberdeen AB10 6SDF

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA.
Telephone 01467 530777.

RURAL PAYMENTS AND INSPECTION DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel: 01467 626222. Farm Code 020/0092.

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME

The majority of the land is eligible for claiming Basic Payments. The Basic Payment Scheme entitlements have been established by the seller and are included in the sale of the land. A buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2025 year will be retained by the seller. 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 2025 for the rest of the scheme year.

SPORTINGS

The Sporting Rights are included in the sale, insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

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.

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:

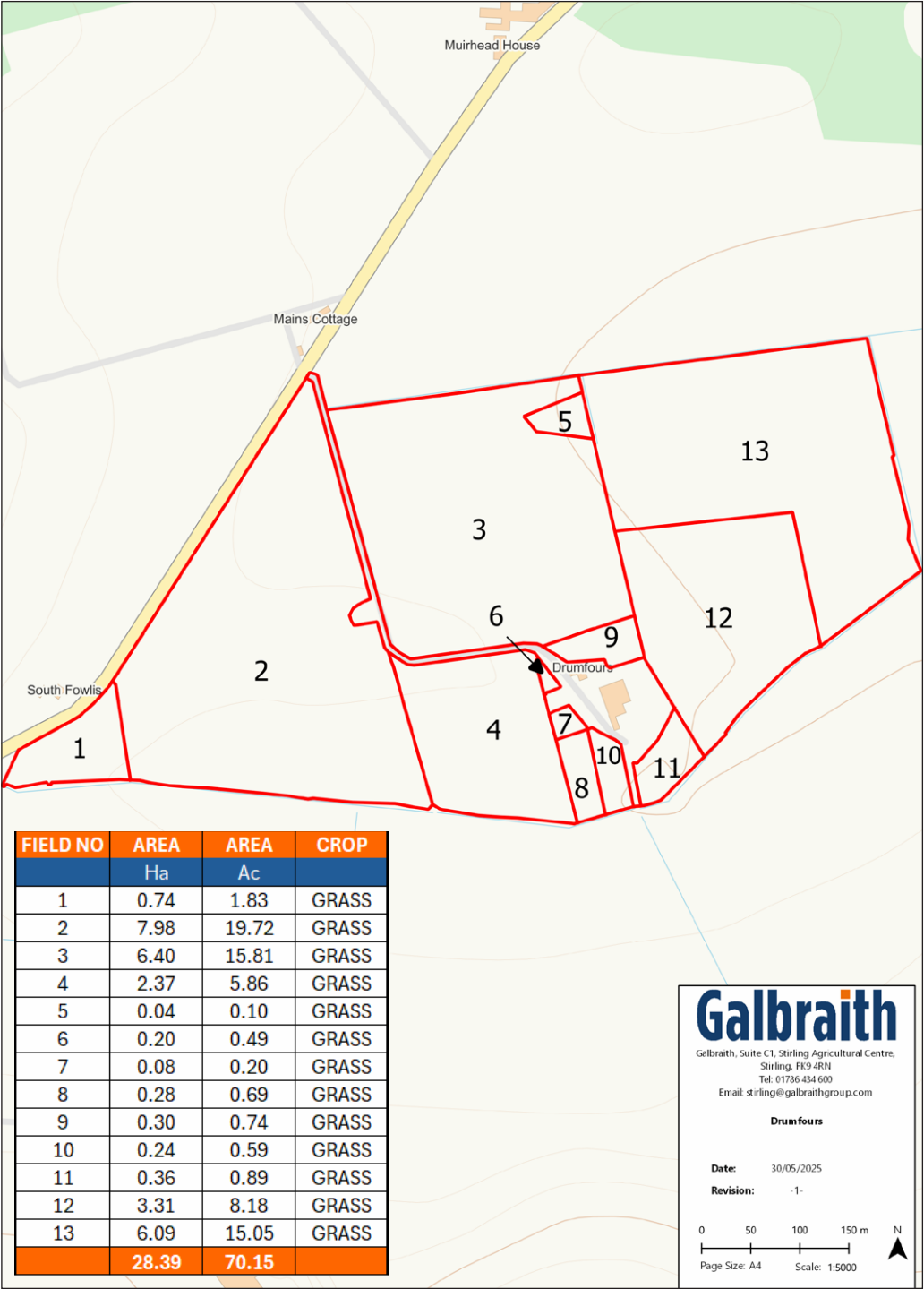
All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw, roots, silage, whole crop and farmyard manure and other produce at market value.
All oils, fuels, fertilizers, 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 the 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 the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.



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.

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, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com

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.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

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 to have satisfied themselves in all aspects thereof.

SERVICES

Drumfours is served by private water supply in addition to mains electricity. Foul water disposal from the farmhouse is via septic tank and soakaway, this being registered with SEPA.

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 the working order of service and appliances.

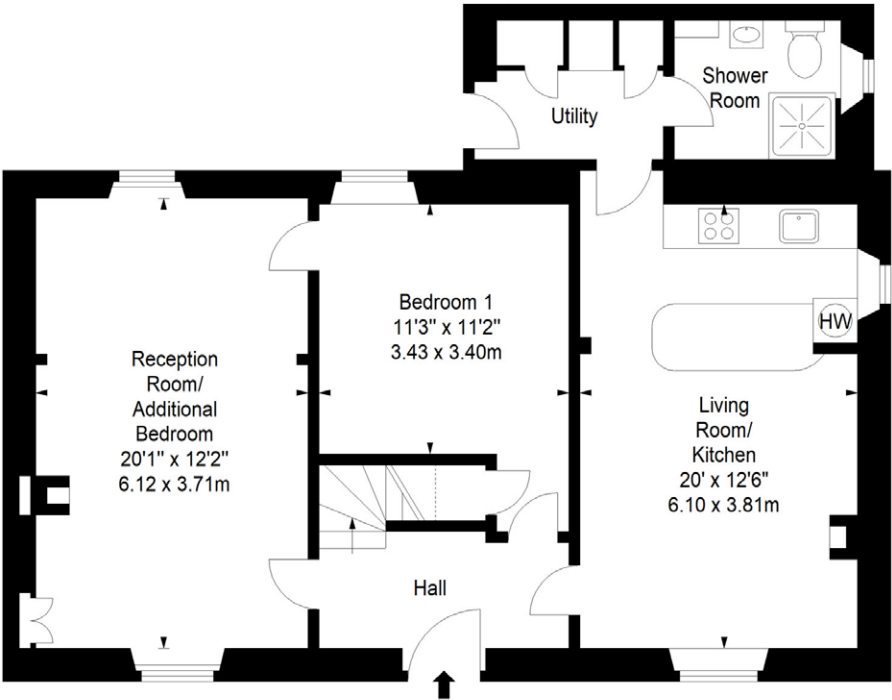
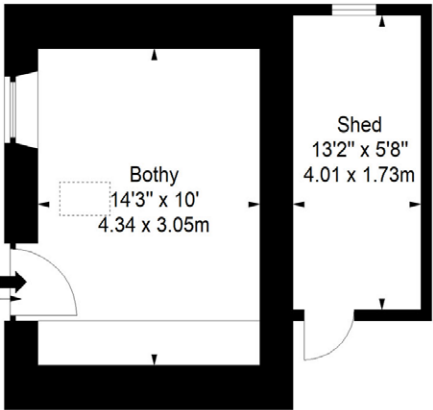
These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. Particulars were prepared and photographs taken in June 2025.



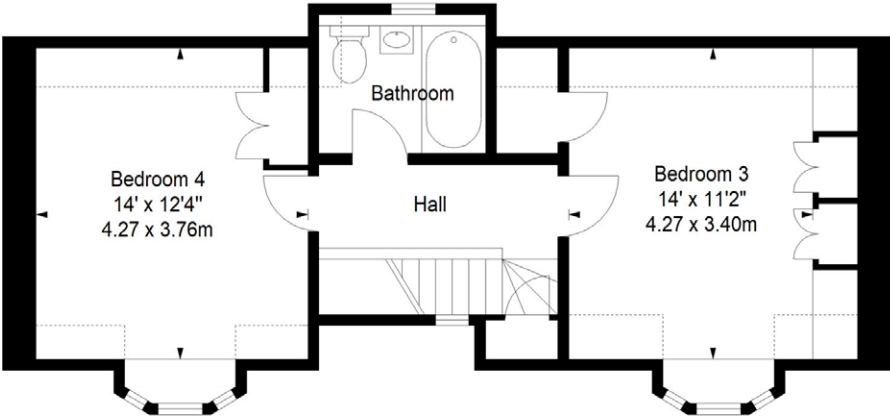
**Drumfours,
Muir of Fowlis,
Alford,
Aberdeenshire, AB33 8NU**



Approx. Gross Internal Area
1421 Sq Ft - 132.01 Sq M
Out Building
Approx. Gross Internal Area
240 Sq Ft - 22.30 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Galbraith



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