

An aerial photograph of Craigwillie Farm, showing a large complex of farm buildings including a main barn with a solar panel roof, a stone farmhouse, and several smaller outbuildings. The farm is surrounded by green fields, with a high-voltage electricity pylon visible in the background. Various vehicles like a tractor, trucks, and a car are parked near the buildings. The Galbraith logo is in the top right corner.

Galbraith

CRAIGWILLIE FARM

HUNTLY, AB54 4QT



CRAIGWILLIE FARM, HUNTLY, AB54 4QT

A productive residential farm situated in a prime farming area.

Huntly 1 mile ■ Elgin 25 miles ■ Aberdeen 39 miles

For sale in two lots or as a whole

Lot 1: Modernised stone-built five-bedroom farmhouse with garden, orchard, and detached garage featuring a sunroom. Includes ancillary accommodation, frequently used for entertaining, equipped with a large traditional open fireplace and toilet facilities.

Lot 2: An extensive range of farm buildings offering excellent versatility, together with 89.65 hectares (221.52 acres) of productive farmland.

Offers over: Lot 1 £450,000

Offers over: Lot 2 £1,200,000

Offers over: As a whole £1,650,000

Galbraith

Aberdeen
01224 860710
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SITUATION

Craigwillie Farm is located approximately 1 mile West of Huntly 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 mix of traditional and portal frame structures, offering extensive space and potential for a variety of uses.

The land, classified as Grade 3(1), 3(2), 4(2) and 5(2) and is capable of producing good yields of cereals and grass, making it suitable for rotational farming and ideal for livestock rearing. To the rear of the farmhouse is a range of traditional and modern farm buildings.

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

Craigwillie Farm, located near the postcode AB54 4QT, sits in a scenic rural setting approximately 1 mile west of Huntly. Huntly is the nearest town, being the historic home of the Gordon Highlanders Regiment and has a Primary School (Gordon Primary) and a Secondary School (The Gordon Schools) beside Huntly Castle. Huntly is also the home to Deans of Huntly of shortbread fame. There are a wide range of shops in the town including specialist butchers in addition to two supermarkets. Salmon and trout fishing are available in the rivers Deveron and Bogie, in addition to which there are ample opportunities for hillwalking, mountain biking and Nordic skiing nearby. The town also boasts a Golf Club and is home to Huntly FC which plays in the Highland League. The town is well served by agricultural suppliers and the livestock auction mart operated by United Auctions is located on the fringe of the town. Huntly Railway Station provides links to Inverness and Aberdeen.





Inverurie is some miles to the south west and has a large selection of shopping and supermarkets, in addition to agricultural suppliers, an auction mart and an abattoir. The town lies between the river Don and Ury, being 10 miles from Bennachie and boasts 4 churches and several other places of worship. There are 5 supermarkets, a retail park, and specialist shops. The town has a library, sports centre and swimming pool and is served by Inverurie Health Centre. Inverurie is home to Garioch RFC, Inverurie Locos FC, Inverurie Cricket Club and the 18-hole Inverurie Golf Club. Aberdeen is some 39 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. There is a train station with regular services to both north and south and an overnight sleeper service to London.

Huntly sits on the edge of the popular Speyside whisky trail and is one of the largest towns in the area. Nestled in the hills near Huntly, The Glendronach Distillery is one of Scotland's oldest working distilleries, producing richly sherried single malts since 1826.

DESCRIPTION

Craigwillie Farm is located in Aberdeenshire, an area renowned for its productive and fertile land. The holding extends to approximately 89.65 hectares (221.52 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 all fields.

The land is predominately classified as Grade 3(2) with some grade 3(1) 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 120 and 315 metres above sea level and is generally of a North westerly aspect.

LOCATION

Craigwillie Farm is situated 39 miles northwest of the City of Aberdeen, being 1 mile West of Huntly, and 25 miles southeast of Elgin 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

DIRECTIONS

From Huntly, head northwest on the A96 towards Keith. After approximately 0.4 miles, turn right onto an unclassified road signposted for Craigwillie Farm. Continue this road for about 0.5 miles until you reach Craigwillie Farm.

LOT 1: CRAIGWILLIE FARMHOUSE

The farmhouse is a detached dwelling with accommodation spanning two levels, a large basement, and a loft with space in two areas.

In immaculate condition both internally and externally, the farmhouse offers versatile family accommodation, with bedrooms on both the upper and ground floors. It features generous public rooms and a contemporary, newly fitted dining kitchen. In addition, there are several practical rooms, including a study/office, utility room, storage areas, and basement/attic spaces.

Externally, there is ample parking surrounding the property, along with a large driveway and a garage that includes a self-contained sunroom to the rear. Opposite the house, the bothy offers potential for alternative accommodation. The house sits within a landscaped garden, which includes an orchard and mature planting.

This property is ideal for a family residence, a holiday home, a bed and breakfast, or a home business.

Basement

Cellar 4.83m x 4.39m

Ground Floor

Kitchen 7.09 m x 3.48m, Sitting Room 5.59m x 4.83m, Bedroom 4.85m x 4.37m, Office 2.51m x 2.13m, Vestibule 3.40m x 2.29m, Sitting Room 4.78m x 4.65m, Utility 3.48m x 1.73 m, WC

First Floor

Bedroom 4.90m x 3.15m, Bedroom 4.83m x 3.12m, Bedroom 4.83m x 3.61m, Bedroom 4.67m x 3.58m, WC

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

Attic

Attic 12.50m x 3.45m

OUTBUILDINGS

Included in the sale of Lot 1 is a charming stone-built bothy (13.11m x 4.9m) with a corrugated roof, a large open fireplace, and toilet facilities. The bothy offers excellent potential as a workshop, entertaining space, or additional storage. The adjoining agricultural buildings are being sold under Lot 2.



Also forming part of Lot 1 is access to the property's electric door double garage (6.98m x 6.88m), located to the rear of the property, along with a bright, south-west-facing sunroom (5.66m x 5.41m), providing a versatile and appealing extension to the space.

LOT 2: BUILDINGS

Craigwillie Farm is well equipped with an extensive range of buildings providing excellent versatility for various uses.

Workshop (30m x 15m) – Steel portal frame construction, concrete walls, profile cladding, fibre cement roof and concrete floor. The roof and cladding are insulated. Adjacent is a secondary workshop (12m x 18m) of similar construction.

Dutch Barn (30m x 15m) – Steel portal frame construction, profile cladding, fibre cement roof and aggregate floor.

Cattle Court (42m x 24m) – Steel portal frame construction, concrete walls, profile cladding, fibre cement roof, concrete floor with internal feed passes.

Long Byre (42m x 6m) – Traditional stone wall construction, corrugated roof and a concrete floor.

Silage pit (18m x 24m) – Steel portal frame construction, concrete panel walls, profile cladding, fibre cement roof and concrete floor.

General Store (18m x 6m) – Steel rafter construction, stone walls, profile roof and concrete floor with vehicle inspection pit.

Garage and party barn – Stone wall construction, profile roof and concrete floor.

Grain Store (30m x 15m) – Steel portal frame construction, concrete panel walls, profile cladding, fibre cement roof and concrete floor.

Small Bothy (8m x 6m) – Traditional stone wall construction, slated roof, and a concrete floor.

The land extends to 89.65 hectares (221.52 acres), comprising 18 land parcels. All the fields are currently in grass being used for the grazing of livestock.

GENERAL INFORMATION

SELLERS SOLICITORS

Ledingham Chalmers Solicitors, 52-54 Rose St, Aberdeen AB10 1HA

LOCAL AUTHORITY

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

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 01467 626222. Farm Code 031/0082.

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME (BPS)

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.

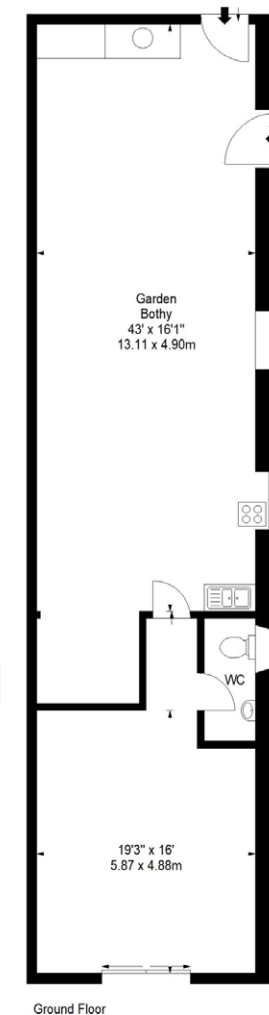
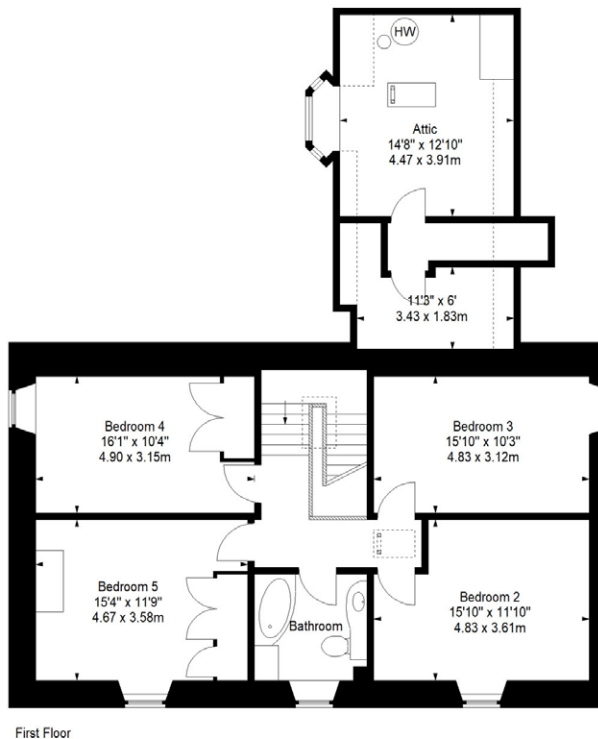
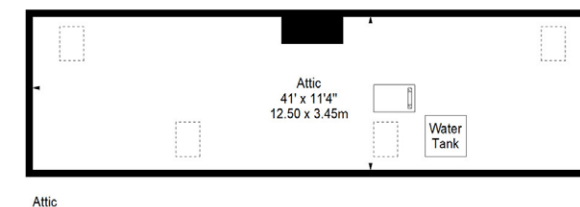
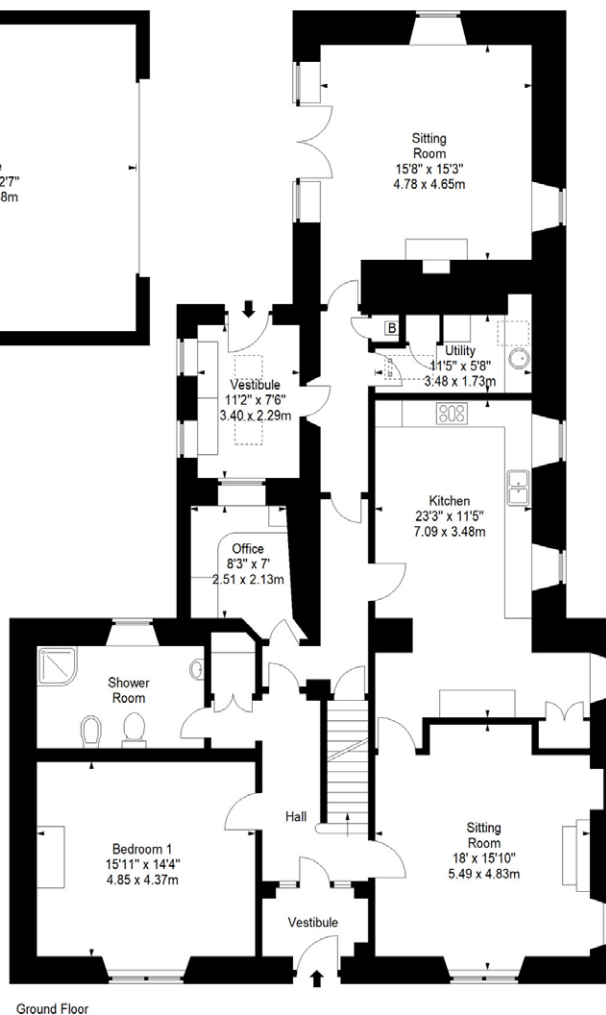
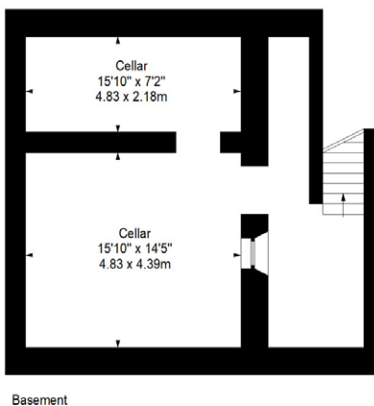
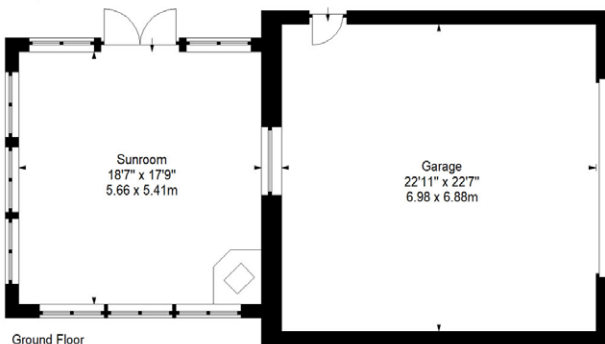
HEALTH & SAFETY

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

Craigwillie,
Huntly,
Aberdeenshire, AB54 4QT



Approx. Gross Internal Area
3299 Sq Ft - 306.48 Sq M
Attics
Approx. Gross Internal Area
776 Sq Ft - 72.09 Sq M
Out Buildings
Approx. Gross Internal Area
2000 Sq Ft - 185.80 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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. To enable us to complete these checks purchasers will need to provide along with their offer either: originals of primary (e.g. a passport) and secondary (e.g. 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.

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. The owner of Craiglaroch enjoys a right of access over the farm road. The sellers are retaining all rights, including access and sail over rights over the farm road to the wind turbine. In the event that the farm is sold in lots, a right of access will be granted through

Lot 1 in favour of Lot 2. There are a number of electricity poles and pylons on the subjects that benefit from wayleave agreements.

SERVICES

Craigwillie is served by a 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. In the event that the farm is sold in lots, the seller undertakes to provide a separate supply of electricity to the farmhouse.

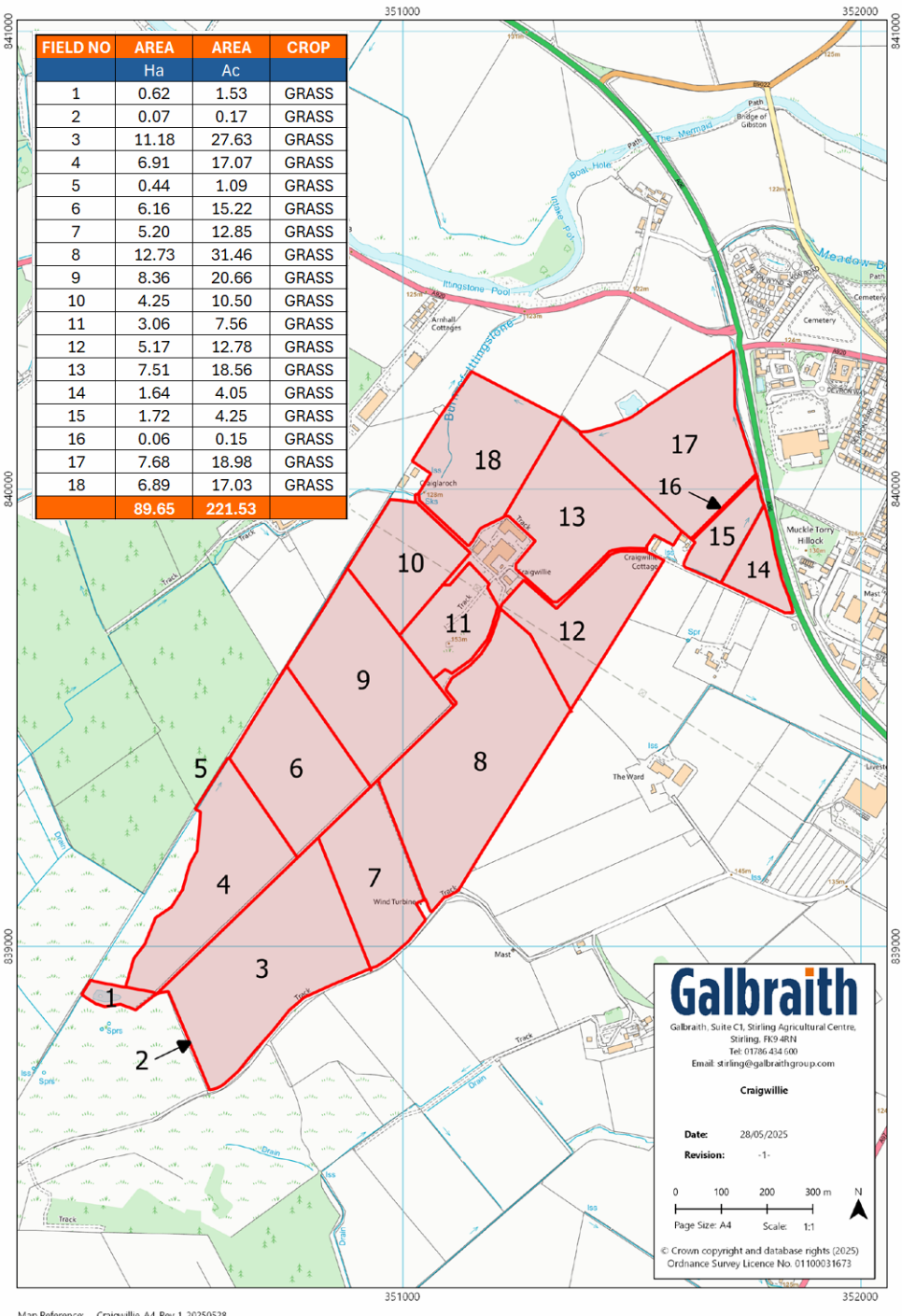
The property benefits from a sustainable energy setup, with solar panels installed on both the silage pit roof and the General Store (measuring 18m x 6m). These panels provide power to the main farm and also allow for energy export to the National Grid. Additionally, the farm steading is equipped with 3-phase electricity, supporting a wide range of agricultural and commercial uses.

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 May 2025.





Lot 1

