

Craigiehill

Auchnagatt | Ellon | AB41 8UG

Galbraith



A commercial opportunity to acquire arable land and woodland in a prime location.



Auchnagatt 0.8 miles | Ellon 7 miles | Aberdeen 21.6 miles

(All distances are approximate)

The land extends to approximately 67.39 Hectares (166.52 Ac), comprising around 29.38 Hectares (72.59 Ac) of arable land and 38.01 Hectares (93.92 Ac) acres of mature broadleaved trees and established hedgerows.

For sale as a whole or in Three Lots

30.74 Ha of arable land and hedges

36.65 Ha of mature trees

Situated in a prime farming area

Galbraith

337 North Deeside Road | Cults | Aberdeen | AB15 9SP
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galbraithgroup.com

Location

The land at Craigiehill is situated 0.8 miles east of Auchnaghatt, 7.2 miles north of Ellon, and 21.6 miles north of Aberdeen in a productive farming area.

Situation

Land at Craigiehill is situated near Auchnagatt, close to Ellon in Aberdeenshire, within a well-established farming area. The land benefits from direct access to the local public road network and is offered for sale as a whole or in three lots, extending to approximately 67.39 Ha (166.52 Ac). Suitable for a range of uses including agriculture, equestrian activities, natural capital projects and forestry, the property comprises approximately 29.38 Ha (72.59 Ac) of arable land, 36.75 Ha (90.81 Ac) of mature woodland and and 1.36 Ha (3.36 Ac) of established hedgerows.

The surrounding area supports a strong agricultural sector and benefits from a well-developed local supply chain network. A range of agricultural machinery suppliers, merchants, livestock marts and abattoirs are located within the wider area, providing convenient access to essential services and markets.

Description

The land at Craigiehill comprises a block of productive agricultural land located in central Aberdeenshire, an area renowned for its fertile soils and strong farming tradition. The property extends to approximately 67.39 Ha (166.52 Ac), with the majority of the fields enclosed by fencing considered to be stockproof and benefiting from excellent access via the surrounding public road network.

According to the James Hutton Institute, the majority of the land is classified as Grade 3(1), with areas of Grade 3(2). The land lies between approximately 100 and 120 metres above sea level and is registered with SGRPID for IACS purposes. The land is well suited to a range of agricultural enterprises including livestock production and arable cropping.

Lot 1

Lot 1 extends to approximately 38.20 Ha (94.39 Ac) and is divided into nine parcels. It currently comprises 29.38 Ha (72.59 Ac) of arable land, 7.46 Ha (18.43 Ac) of woodland and 1.36 Ha (3.36 Ac) of hedges. The land benefits from direct access from the public road network, providing convenient entrto the majority of the fields included in Lot 1.

The property's water supply is a private supply from a well located in the south-east corner of Field 74.



Lot 2

Lot 2 comprises 22.56 Ha (55.75 Ac) of mature woodland, suitable for a wide variety of forestry, natural capital and amenity uses. The woodland attracts a variety of wildlife and bird species.

Lot 3

Lot 3 comprises 6.63 Ha (16.38 Ac) of mature woodland, suitable for a wide range of forestry, natural capital, and amenity uses, supporting a variety of wildlife and bird species.

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

Travelling from Aberdeen, on reaching Ellon take the A94 signposted Auchnagatt and New Deer. Follow this road for around 7 miles then take the right-hand turning signposted for Gibseat. Continue along this road for approximately 0.4 miles, where the land will be visible on the right-hand side of the road, with additional land located slightly further along on the left.



[lives.costumed.flashback](https://www.livescostumedflashback.com)



Post Code: AB41 8UG

General Information

Local Authority

Aberdeenshire Council, Viewmount, Arduthie Rd, Stonehaven AB39 2DQ. Telephone 0345 608 1208.

Rural Payments And Inspection Directorate (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. The land currently forms part of a larger holding and on completion the buyer(s) will be required to obtain a separate holding number(s) for the land.

The arable land is currently eligible for Basic Payment Scheme purposes.

The Basic Payment Entitlements are not included in the sale but will be available for purchase by separate negotiation. The payment for the 2026 scheme year will be apportioned between the seller and the buyer.

Method Of Sale

For Sale as a Whole or in Three Lots

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.

Mortgage Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

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.

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 respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

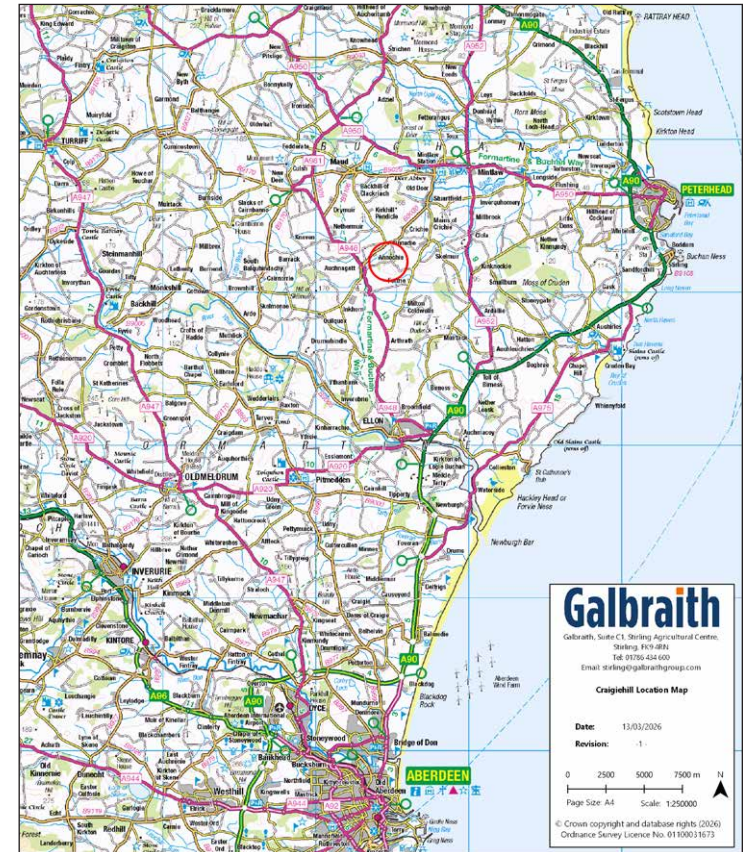
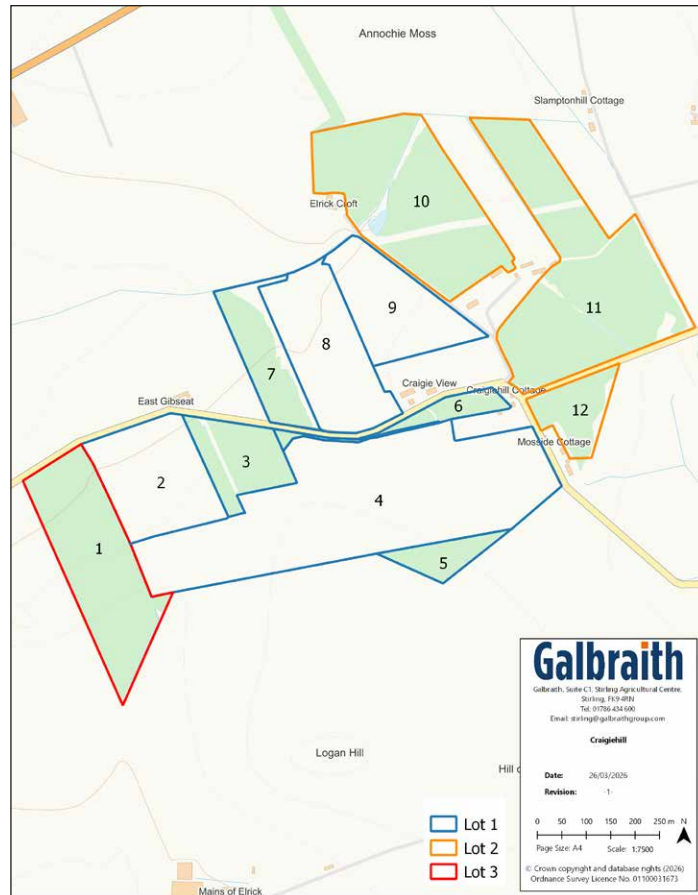
Access

Access to the land is directly off the public road network.

Services

Lot 1 is served by a private supply from a well located in the south-east corner of Field 74.

FIELD NO	AREA Ha	AREA Ac	CROP
1	6.63	16.38	Trees
2	4.70	11.61	Arable
2	0.09	0.22	Hedges
3	2.64	6.52	Trees
4	15.70	38.79	Arable
4	0.60	1.48	Hedges
5	1.20	2.97	Trees
6	0.99	2.45	Trees
7	2.63	6.50	Trees
8	5.09	12.58	Arable
8	0.36	0.89	Hedges
9	3.89	9.61	Arable
9	0.31	0.77	Trees
10	9.06	22.39	Trees
11	2.14	5.29	Trees
12	11.36	28.07	Trees
	67.39	166.52	



IMPORTANT NOTES 1 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. 2 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 services and appliances. 3 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. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. 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. 6 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 respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2026

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.



Galbraith