

**BACKHILL OF CLACKRIACH**  
MAUD, ABERDEENSHIRE



## BACKHILL OF CLACKRIACH, MAUD

### A HIGHLY ATTRACTIVE FARM AND LAND IN A SOUGHT AFTER AREA

Maud 1 mile ■ Peterhead 11.5 miles ■ Aberdeen 25 miles

In total 107.44 acres (43.47 hectares)

#### Lot 1: Backhill of Clackriach Farm

- 3 bedroom Farmhouse
- Agricultural building complex
- 44.06 acres of farmland

#### Lot 2: Land at Bulwark

- 47.37 acres of productive farmland
- 16.01 acres of commercial forestry
- Potential development site

FOR SALE IN TWO LOTS OR AS A WHOLE

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket





#### LOCATION

Backhill of Clackriach is situated 1 mile south of Maud and 11.5 miles west of Peterhead in the county of Aberdeenshire. The farm is located within the Buchan area, an area renowned for its quality farmland and thriving agricultural sector.

#### 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

Backhill of Clackriach is situated 1 mile south of Maud in the county of Aberdeenshire. The land is currently primarily in grass with excellent potential to grow a wide range of crops. Being in the heart of a renowned agricultural area, Backhill of Clackriach is well resourced in terms of agricultural infrastructure, being well served by a number of grain merchants, agricultural suppliers and machinery dealers, in addition to the Machinery Ring. Auction marts can be found in Huntly and Inverurie with modern abattoirs being situated at Portlethen and Turriff.

#### DESCRIPTION

Backhill of Clackriach sits between 100 metres and 135 metres above sea level. The land benefits from being fenced for the containment of livestock and well drained. The land is generally south west facing with high productive capacity. According to the James Hutton Institute the land is primarily classified as Grade 3(2). The land is registered with SGRPID for IACS purposes.





Lot 1

### LOT 1

#### Farmhouse

The farmhouse is around 119 sqm internally, of stone construction under a slate roof. Accommodation as follows:

Ground Floor: Kitchen diner, Sitting room, utility, home office, toilet and a bedroom

First Floor: Two bedrooms and a bathroom.

EPC rating F

Council Tax Band B

#### Farm Buildings

The farm buildings comprise a range of the following traditional and modern structures:

**GP shed** - 12.8 x 24m of steel portal frame construction, corrugated roof & cladding, concrete wall and concrete floor.

**Straw shed** - 6m x 10.6m of timber truss construction, corrugated roof & cladding and concrete wall.

**Workshop** - 7.7m x 12.9m of timber truss construction, corrugated roof, stone wall and concrete floor

**Traditional buildings** - of timber construction totalling 446sqm

**Polytunnel frame** - a frame of 9.3m x 19.8m with potential to re-sheet.

#### Land

Lot 1 comprises 44.06 acres of farmland in 7 field parcels. According to the James Hutton Institute the land is classified as Grade 3(2) and generally stockproof. The land is in one block bisected by the public road which offers convenient access and surrounds the farmhouse and buildings. A core path leads from the farm complex to the Formartine and Buchan Way.

### LOT 2

Comprises land extending to around 63.38 acres of primarily Grade 3(2) land according to the James Hutton Institute. This includes 47.37 acres of quality farmland across 8 field parcels and 16.01 acres of woodland on the Bulware Moss. This woodland is a commercial forest of Sitka Spruce planted in 1984 with potential for immediate thinning. A derelict building with nearby services and attractive outlook is included and offers a development opportunity subject to the relevant planning consents.

#### GENERAL INFORMATION

#### POST CODE

AB42 5NU

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///proved.export.knocking

#### DIRECTIONS

From New Deer take the B9029 to Maud. Once past the town centre and at the war memorial, take the right off the main toad. Follow this road south for 1 mile where Backhill of Clackriach can be found on the left hand side.

### LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, Aberdeenshire. Telephone 0345 608 1208.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 006/0047.

### METHOD OF SALE

For sale as a Whole or in 2 Lots.

### BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller but are included in the sale of the land. The 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 2023 year will be retained by the seller. The buyer 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 2023 for the rest of the scheme year. If sold in lots the entitlements will be apportioned accordingly.

### SPORTINGS

The Sporting Rights have not been formally exercised in recent years but are included in the sale insofar as they are owned.

### MINERALS

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

### TIMBER

All fallen and standing timber is 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 fodder, roots, silage 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

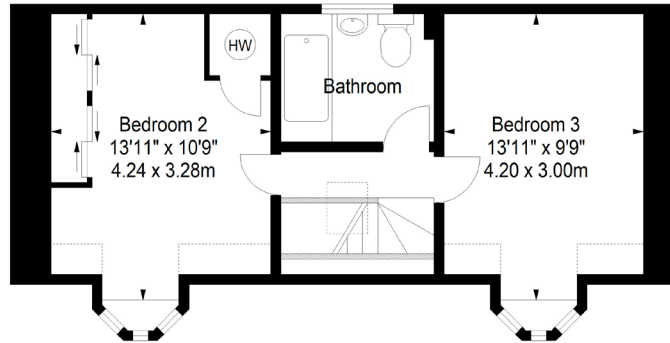
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.



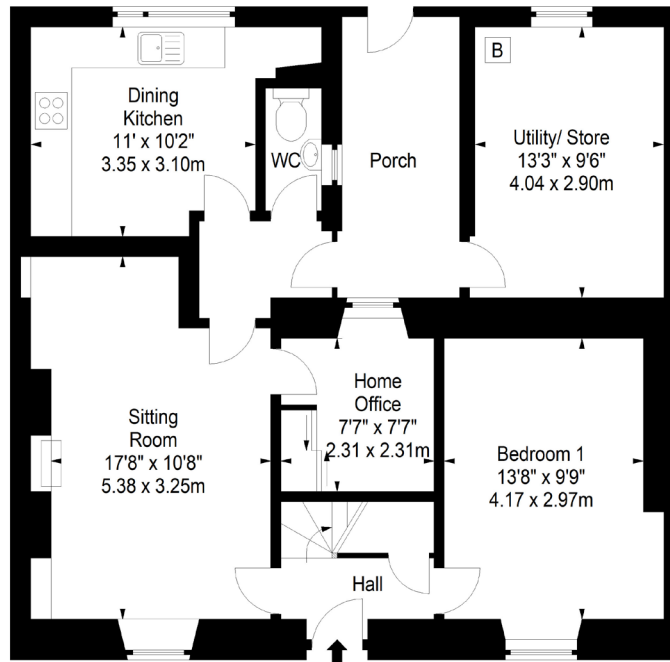
**Backhill of Clackriach,  
Maud,  
Peterhead,  
Aberdeenshire, AB42 5NU**



Approx. Gross Internal Area  
1288 Sq Ft - 119.66 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



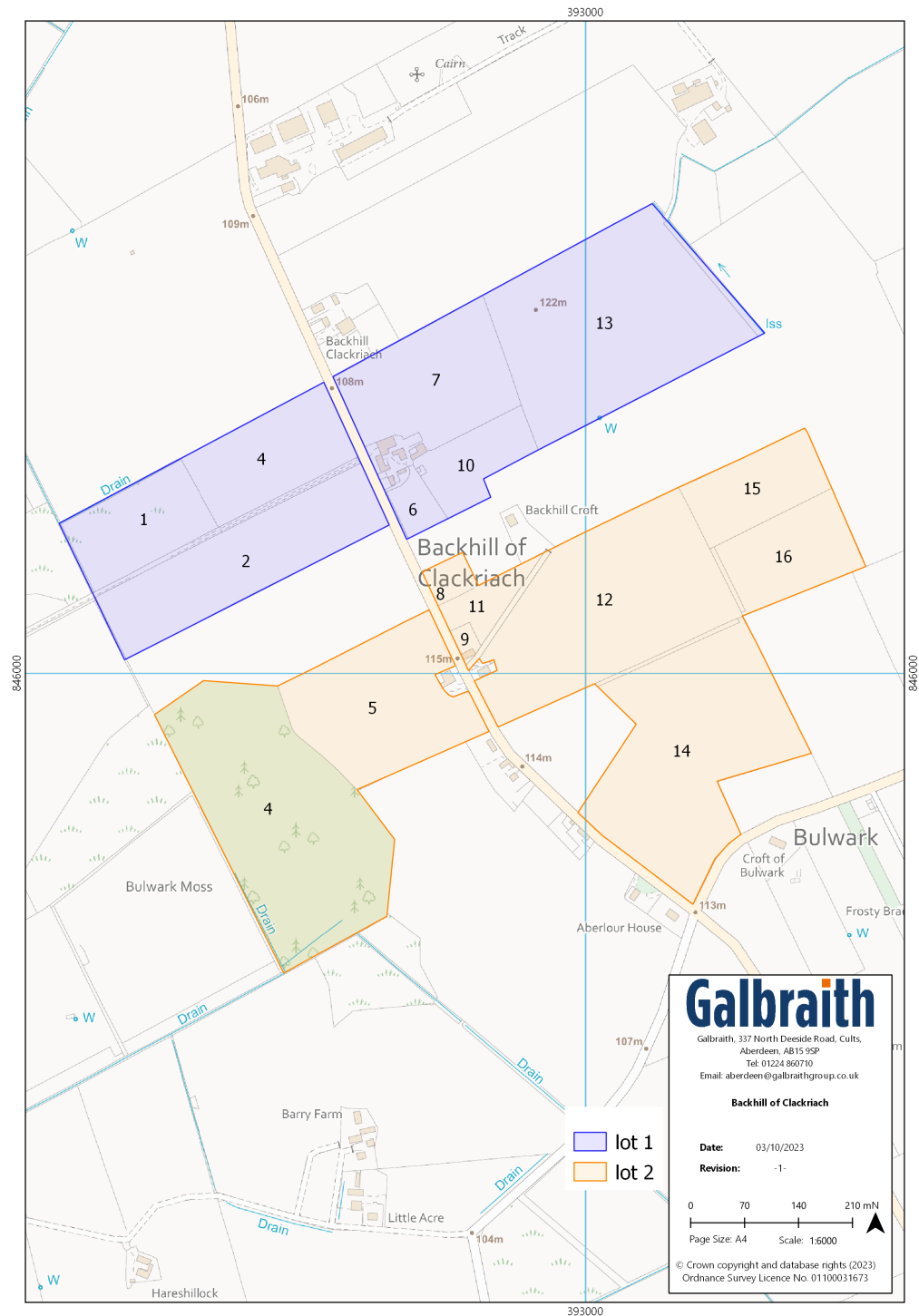
First Floor



Ground Floor



LOT	FIELD NO	AREA		CROP
		Ha	Ac	
Lot 1	1	1.78	4.40	Grass
	2	3.45	8.52	Grass
	3	2.17	5.36	Grass
	6	0.33	0.82	Grass
	7	2.89	7.14	Grass
	10	1.14	2.82	Grass
	13	6.07	15.00	Grass
		<b>17.83</b>	<b>44.06</b>	
Lot 2	4	6.48	16.01	Trees
	5	3.56	8.80	Grass
	8	0.30	0.74	Grass
	9	0.11	0.27	Grass
	11	0.58	1.43	Grass
	12	5.52	13.64	Potatoes
	14	5.79	14.31	Grass
	15	1.55	3.83	Potatoes
	16	1.76	4.35	Potatoes
			<b>25.65</b>	<b>63.38</b>
		<b>43.48</b>	<b>107.44</b>	





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

## ACCESS

Both lots benefit from convenient access points directly off the public road.

## SERVICES

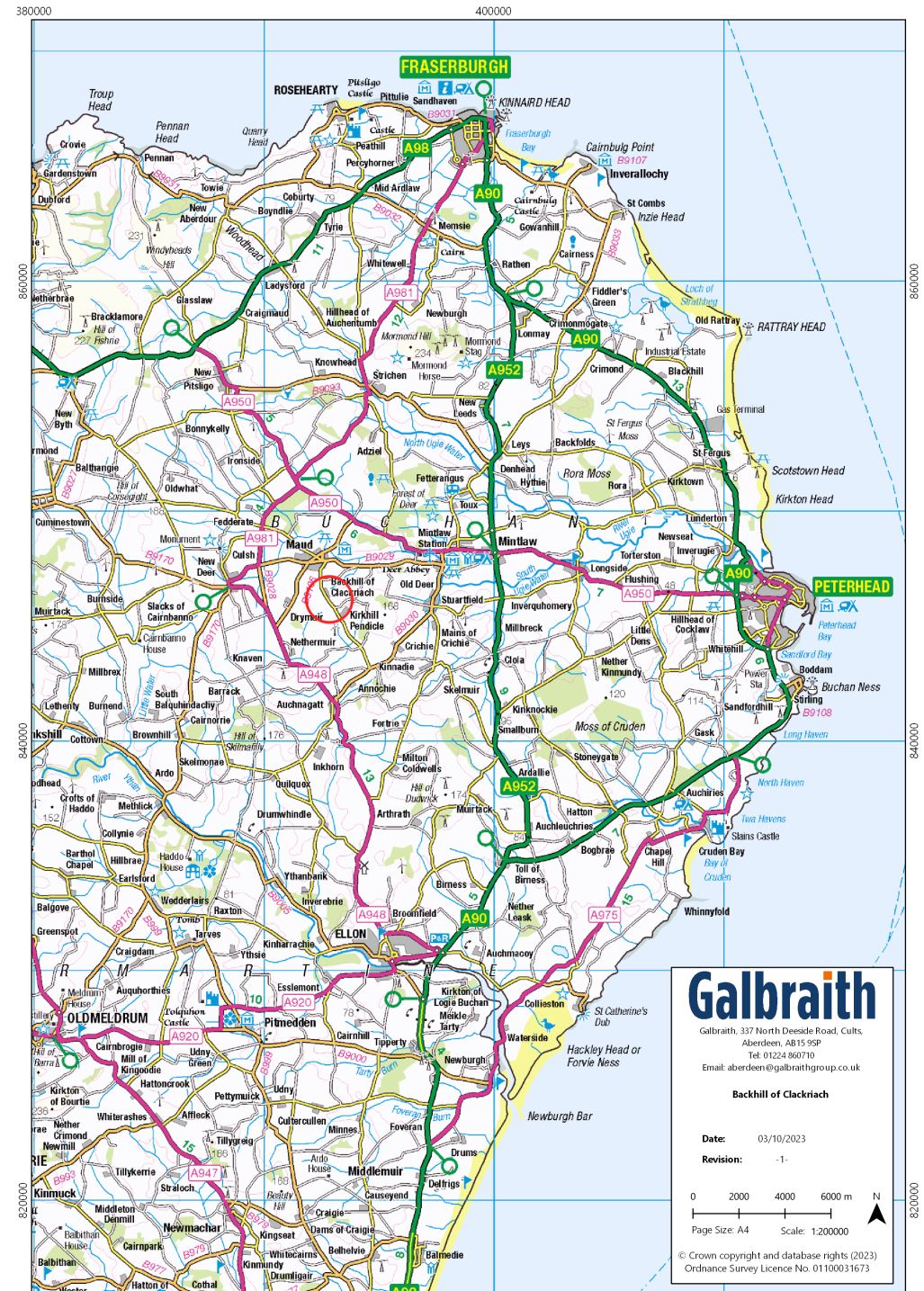
The lot 1 buildings benefit from mains electricity, private drainage and private water supply. Lot 2 has a shared private water supply and there is an electric meter installed in the building which is currently disconnected.

## 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 September 2023.





**Galbraith**

  
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