



Galbraith

GREENSPECK

NEW PITSLIGO, FRASERBURGH, ABERDEENSHIRE



GREENSPECK, NEW PITSLIGO, FRASERBURGH, ABERDEENSHIRE

New Pitsligo 1 mile ■ Fraserburgh 10.5 miles ■ Aberdeen 36.6 miles

- Traditional stone built 5-bedroom farmhouse
- Large driveway and garden with a traditional stone steading
- Around 47.4 hectares (117.2 acres) of productive farmland

For sale as a whole or in two lots

Lot 1: Includes 107.73 acres of quality land and a well-presented farmhouse with flexible living space and renovation potential. Outbuildings include a stone steading, and a derelict timber shed, offering scope for development.

Lot 2: Comprises a 3.82 hectare (9.43 acre) parcel of Grade 3(2) land on the outskirts of New Pitsligo.

Offers over: Lot 1 £ 600,000

Offers over: Lot 2 £50,000

Offers over: As a whole £650,000

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



LOCATION

Greenspeck is situated 37 miles northwest of the City of Aberdeen, being 5 miles west of Strichen and 1 mile north of New Pitsligo in a productive farming area.

SITUATION

Greenspeck Farm is situated in a peaceful rural location approximately 1 mile northeast of New Pitsligo in the Buchan settlement of Aberdeenshire. The property enjoys open views across the surrounding countryside and offers a quiet yet accessible setting. The farm buildings comprise a mixture of traditional, obsolete, and modern portal frame structures, providing generous space and potential for a variety of agricultural or alternative uses.

The land, classified as Grade 3(2), is well-suited for both rotational arable cropping and livestock grazing, with the capability of producing strong yields of cereals and grass. The farm infrastructure to the rear of the house includes a combination of older and more modern buildings suited for general storage.

The area is well supported by local agricultural suppliers, machinery dealerships, livestock marts, and abattoirs, making it a practical base for a working farm.

Local services are available in New Pitsligo, just a short distance away, including a primary school, convenience store, pharmacy, and post office. Fraserburgh, approximately 10 miles northeast, offers secondary schooling along with supermarkets, shops, a fuel station, medical centre, and veterinary services.

Aberdeen, located around 35 miles to the south, providing a full range of commercial, educational, and cultural amenities, including two universities and several colleges. Private education is available at Robert Gordon's College, Albyn School, and St. Margaret's School for Girls. Aberdeen International Airport offers regular flights across the UK and Europe, while the city's train station provides onward travel north and south, including an overnight sleeper service to London.

DESCRIPTION

Greenspeck Farm is located in central Aberdeenshire, an area renowned for its productive and fertile land. The holding extends to approximately 43.6 hectares (107.73 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 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 100 and 150 metres above sea level and is generally of a North westerly aspect.

GREENSPECK FARMHOUSE

The farmhouse is a detached dwelling arranged over two levels. Immaculately presented both inside and out, it offers versatile family accommodation, with bedrooms located on both the ground and upper floors. The property features generous public rooms, including a large, contemporary kitchen and family room. Additionally, there are several practical spaces, such as a utility room and ample storage areas. The upstairs rear bedroom with adjacent bathroom, hall and storage cupboards are currently mid renovation, creating a great opportunity for any potential buyer to complete the work themselves to their own specification. More details are available in this regard.

Externally, there is ample parking surrounding the property and a large driveway, offering potential for agricultural or alternative development. To the rear, there is an outdoor bathroom and dedicated cleaning facilities.



Ground Floor

Family Room/Dining/Kitchen 10.79m x 3.56m, Utility Room 2.49m x 2.21m, Bathroom, Porch 2.92m x 2.08m, Hall, Bedroom 3.86m x 2.97m, Sitting Room 4.42m x 3.05m.

First Floor

Bedroom 3.96m x 3.05m, Bedroom 3.94m x 3.05m.
Bedroom 3.68m x 3.12m, Bathroom, 2x storage areas. (Under renovation)

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

Farm Buildings

Adjacent to the property is a derelict timber structure and a traditional stone steading (12m x 6m), currently used for general storage.

LAND

The land extends to approximately 43.6 hectares (107.73 acres), divided into 29 separate parcels. All fields are currently laid to grass and benefit from adequate fencing.

VIEWING

Strictly by appointing 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 Aberdeen, take the A90 north towards Ellon for 14.5 miles. At the first roundabout, take the second exit to stay on the A90. Continue for 1.4 miles, then turn left onto the A948. Follow the A948 for 12.1 miles until you reach a right-hand junction signposted for New Pitsligo, Strichen, and Fraserburgh. Turn right onto the B9028 and drive for 1.1 miles to a crossroads. Continue straight onto the A981 for 2.6 miles until you reach the A950 junction. Turn right onto the A950 towards New Pitsligo and follow it for 4 miles. Upon entering New Pitsligo, turn right onto Church Street and drive for approximately 1 mile. Greenspeck Farm will be on the right, marked by a wide junction.

POST CODE

AB43 7RA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///shiny.zoos.record](https://www.what3words.com/#!/en////shiny.zoos.record)

GENERAL INFORMATION

SELLERS SOLICITORS

Masson & Glennie, 83 Broad St, Fraserburgh AB43 9AX

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 031/0082.

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.

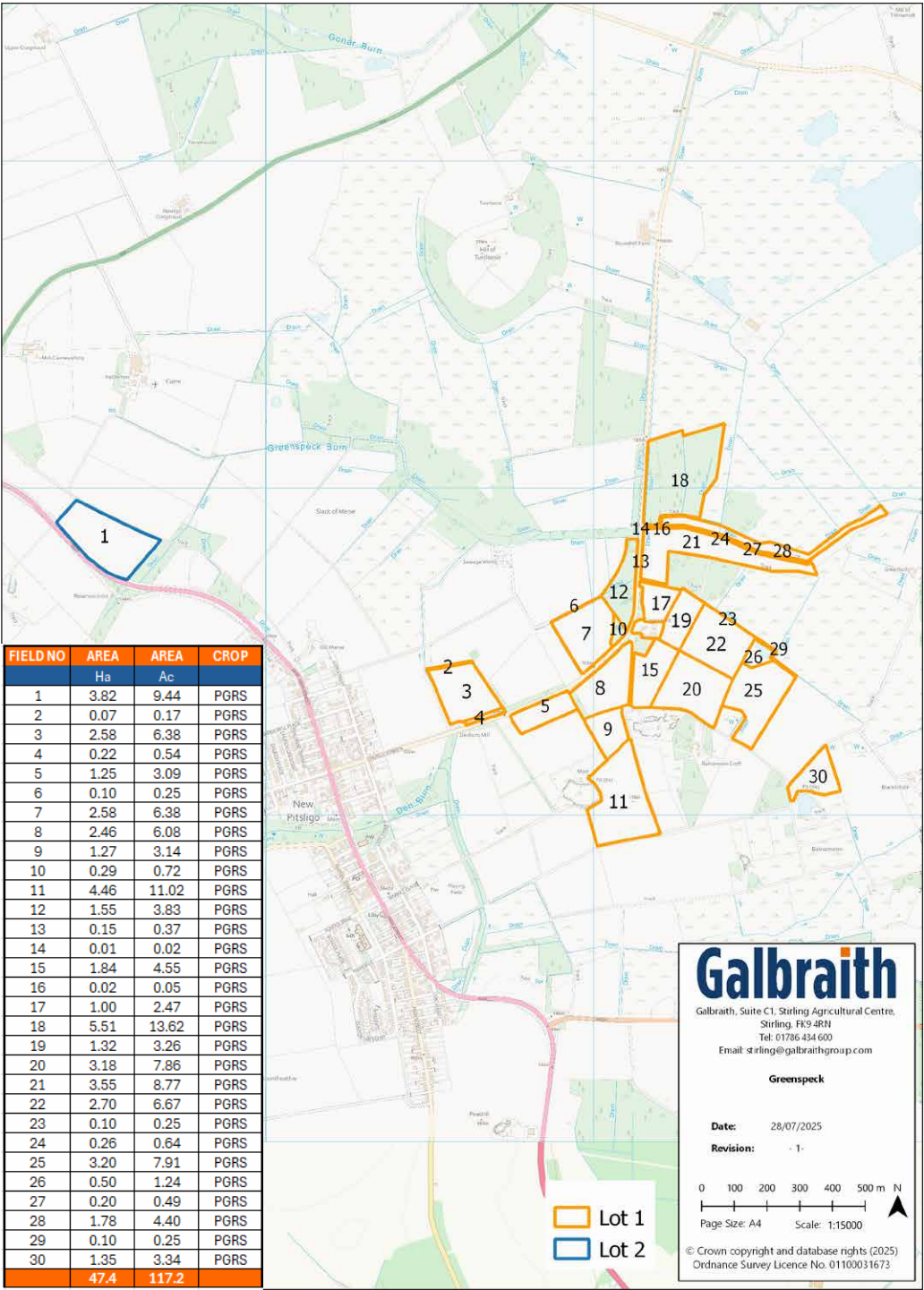
MORTGAGE FINANCE

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

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

The farmhouse is heated by oil central heating along with wood-burning stove in the living room.

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.

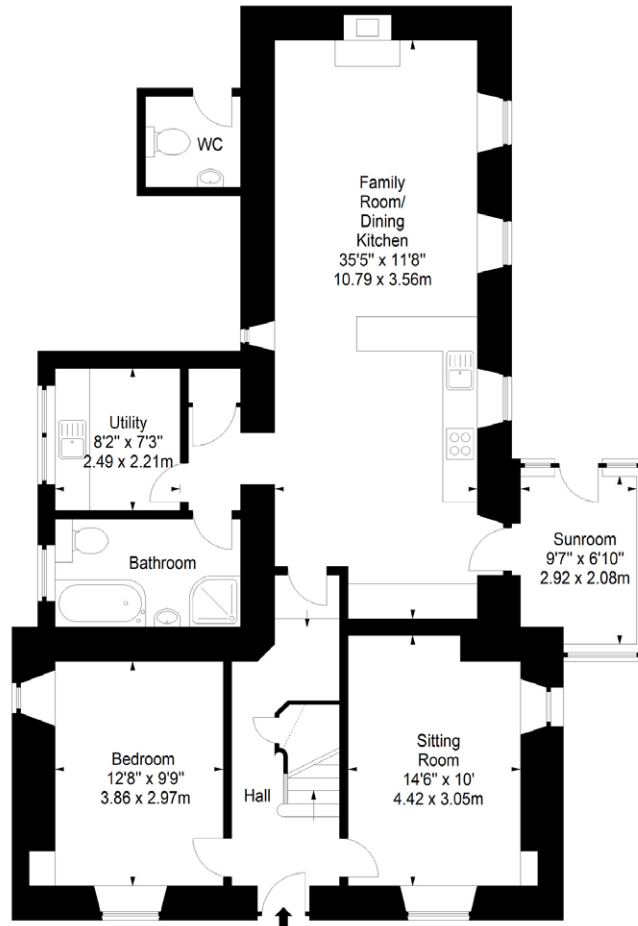
Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of service and appliances.

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 July 2025.

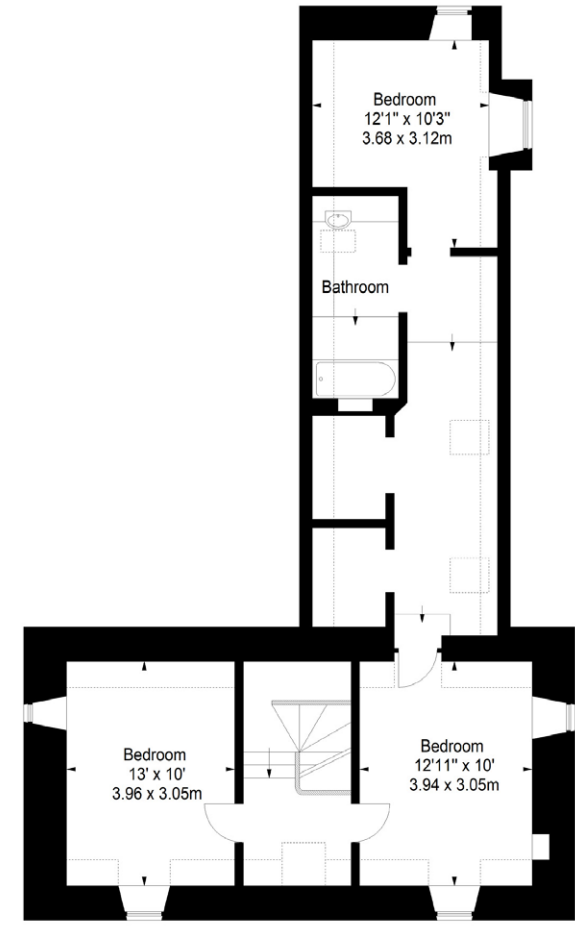
Greenspeck,
New Pittligo,
Fraserburgh,
Aberdeenshire, AB43 7RA



Approx. Gross Internal Area
1829 Sq Ft - 169.91 Sq M
WC
Approx. Gross Internal Area
29 Sq Ft - 2.69 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE