

An aerial photograph of a large farm complex, likely a dairy or beef unit, situated in a rural landscape. The farm features several large, interconnected stone buildings with dark roofs, a prominent silo, and a large, curved, light-colored structure that appears to be a covered walkway or a large shed. The farm is surrounded by lush green fields, with some areas of brown, tilled earth visible in the background. A small cluster of houses is visible to the left of the farm, and a road winds through the landscape. The sky is clear and blue.

Galbraith

AUCHENCRIEVE  
METHLICK, ELLON







# AUCHENCRIEVE, METHLICK, ELLON, AB41 7DJ

A well known and productive residential farm

Methlick 1 mile ■ Ellon 10 miles ■ Aberdeen 24 miles

## FOR SALE AS A WHOLE OR IN 2 LOTS

- **Lot 1:** Auchencrieve Farmhouse, Dairyman's Cottage, Farm Cottage, a range of farm buildings and 156.58 hectares (386.91 acres) of land
- **Lot 2:** Land at The Belmuir extending to 160.78 hectares (397.29 acres) of land

**Galbraith**

Aberdeen  
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## LOCATION

Auchencrieve is situated 1 mile north of Methlick, 10 miles north-west of Ellon and 24 miles north of Aberdeen, in the county of Aberdeenshire.

## 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 Ellon take the B9005 signposted to Methlick, on arriving in the village turn right onto the B9170 signposted New Deer. Follow this road for 1 mile, turn right signposted for Auchencrieve with the farm entrance being on the right hand side.

## SITUATION

Auchencrieve is situated 1 mile north of Methlick, 10 miles north west of Ellon and 24 miles north of Aberdeen, in the county of Aberdeenshire. The land is suitable for a wide range of farming activities including growing of cereals, root crops and potatoes, in addition to grass land. The area 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 at Huntly and Inverurie with modern abattoirs being situated at Inverurie, Turriff and Portlethen.

The village of Methlick is served by a Parish Church, general store, a hotel, village hall and primary school. The village also boasts a number of clubs and interests groups including the Methlick Heritage Society, the Cricket Club, which is a member of Aberdeenshire Cricket Association and a football team which competes in the Buchan Welfare football league. Places of interest in the vicinity include Haddo House, being a stately home and arts venue with theatre and concert hall and the ruins of Gight Castle, being the ancestral home of Lord Byron.

Secondary schooling is available at Oldmeldrum, with Ellon being some 10 miles distant, which has a wide range of shopping and leisure facilities. Aberdeen is 24 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 Aberdeen which also has 2 universities. 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 overnight sleeper service to London.

## DESCRIPTION

Auchencrieve comprises the farm of Auchencrieve and adjacent grazing land at The Belmuir being situated in a productive area to the north of the settlement of Methlick. The land sits between 40m and 75m above sea level, with access to the fields being direct off the farm road or by internal metalled tracks. According to the James Hutton Institute the land at Auchencrieve is classified as Grade 3(2) with The Belmuir ranging from Grade 4(1) to Grade 5(1). The land is registered with SGRPID for IACS purposes. The land is currently farmed as one and extends to 317.36 hectares (784.20 acres) excluding roads, yards and buildings.

### Lot 1:

**Auchencrieve Farmhouse** - being a substantial five bedroom dwelling with accommodation over two floors, in addition to attic space.

The accommodation is as follows:

Ground Floor - Kitchen, Dining Room, Sitting Room, Sun Lounge, Music Room, Office, Bathroom, Utility Room

First Floor - 5 x Double Bedrooms, Laundry Room and Shower Room

Second Floor - Attic Space



**Dairyman's Cottage** - of rendered block and slate construction with accommodation comprising Kitchen, Sitting Room, Bathroom, 3 x Bedrooms

**The Farm Cottage** - of rendered block and slate construction with accommodation comprising Kitchen, Sitting Room, Bathroom, 3 x Bedrooms

**The Farm Buildings** comprise an extensive range of farm buildings as follows:

**At-Cost Shed 13m x 36m**, concrete portal frame construction and cladding, concrete floor

**At-Cost Shed 30m x 27m**, concrete portal frame construction and cladding, concrete floor

**Hangar, 22m x 30m** of steel truss construction, tin cladding, concrete floor

**Traditional Steading** of stone construction, sitting on a footprint of 1206m<sup>2</sup>

**Silage Pit 13.5m x 39m** of concrete blockwall construction with concrete floor

**Slatted Court 7m x 22m and 12.5m x 15m** being adjoining structures

**Farm Land extending to 156.58 hectares (386.91 acres).** The land is fenced and watered and is currently in grass or arable production. The land sits between 50m and 75m above sea level. According to the James Hutton Institute the land is classified as Grade 3(2).

### Lot 2:

**Land at The Belmuir extending to 160.78 hectares (397.29 acres).** The land is fenced and watered and is currently utilised for grazing. The land sits around 40m above sea level. According to the James Hutton Institute the land is classified as Grade 4(1) to 5(1). Included in Lot 2 is Belmuir Quarry, which is subject to a formal lease.

There are a number of derelict buildings on this Lot.



## GENERAL INFORMATION

### LOCAL AUTHORITY

Aberdeenshire Council, 29 Bridge Street, Ellon, Aberdeenshire, AB41 9AA.  
Telephone 0345 608 1208.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 053/0053.

### 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 and are not included in the sale of the land. A buyer(s) will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. Payments relating to the year 2023 will be retained by the seller. In the event that the land is sold in lots the buyer(s) will be responsible for obtaining separate farm code(s). Upon occupation of the subjects of sale the buyers will be required 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.

The farm has an allocation of Basic Payment Scheme as follows:

Region One – 285.60 units

Region Two – 2.58 units

In the event that the farm is sold in Lots the entitlements will be apportioned as follows;

Lot 1 – 156.00 units region one

Lot 2 – 129.60 units region one and 2.58 units region two

### SPORTINGS

The Sporting Rights are included in the sale insofar as they are owned. Whilst these have not been formally exercised in recent years the land is populated with an abundance of wildlife including roe deer, pheasant and grey partridge.

### MINERALS

The Mineral Rights are included in the sale insofar as they are owned. The Belmuir Quarry is operated by Lovie Ltd under a formal lease. The whole of Lot 2 is subject to the mineral extraction lease. Further details can be obtained from the selling agents.

### TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

## POSSESSION AND ENTRY

Vacant possession (subject to the minerals/quarry lease) and entry will be given on completion or such mutual time to be agreed by the seller and the buyer.

### INGOING VALUATION

The buyer(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 buyer 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 buyer(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

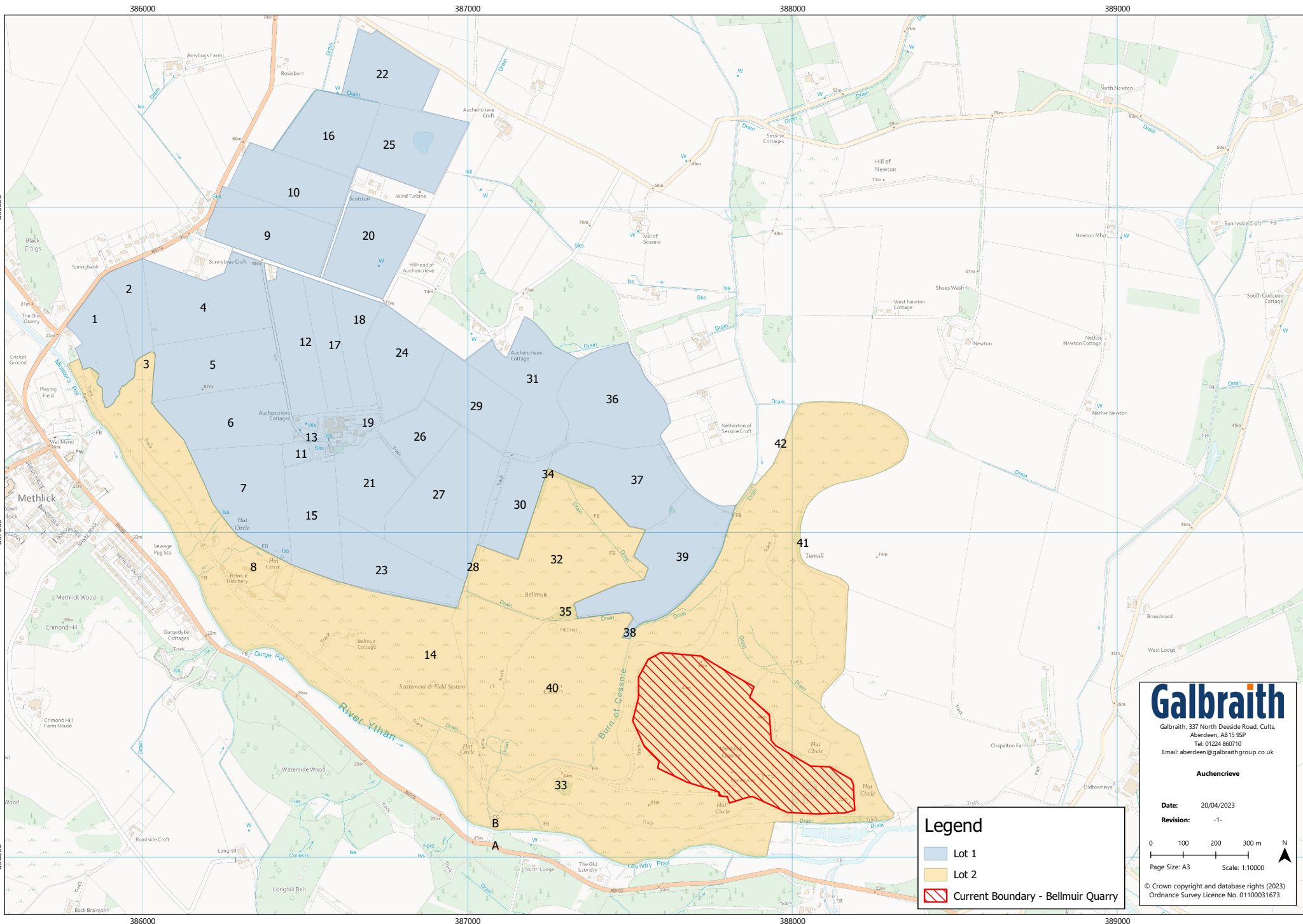
Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist buyers in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving 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.

### DEVELOPMENT SECURITY

Fields 1, 2 and 4 will be sold subject to a development security in favour of the Seller. For further details please contact the selling agent.

FIELD NO	AREA		CROP
	Ha	Ac	2023
Lot 1			
1	4.65	11.49	GRASS
2	2.47	6.10	GRASS
4	7.9	19.52	ARABLE
5	6.59	16.28	ARABLE
6	6.42	15.86	ARABLE
7	7.2	17.79	ARABLE
9	6.24	15.42	ARABLE
10	5.5	13.59	ARABLE
11	0.53	1.31	GRASS
12	4.91	12.13	ARABLE
13	0.14	0.35	GRASS
15	5.38	13.29	ARABLE
16	5.35	13.22	ARABLE
17	3.86	9.54	ARABLE
18	3.26	8.06	ARABLE
19	0.28	0.69	GRASS
20	6.36	15.72	ARABLE
21	4.85	11.98	ARABLE
22	4.9	12.11	ARABLE
23	5.31	13.12	ARABLE
24	5.57	13.76	ARABLE
25	5.98	14.78	ARABLE
26	3.01	7.44	ARABLE
27	9.91	24.49	ARABLE
29	4.84	11.96	ARABLE
30	4.45	11.00	ARABLE
31	7.25	17.91	ARABLE
36	8.05	19.89	ARABLE
37	6.81	16.83	ARABLE
38	0.13	0.32	OTHER
39	8.48	20.95	ARABLE
156.58		386.91	
Lot 2			
3	0.45	1.11	GRASS
8	2.85	7.04	GRASS
14	39.26	97.01	GRASS
28	0.2	0.49	OTHER
32	13.64	33.70	GRASS
33	0.21	0.52	OTHER
34	0.26	0.64	OTHER
35	0.19	0.47	OTHER
40	82.81	204.62	GRASS
41	0.45	1.11	OTHER
42	0.33	0.82	OTHER
QUARRY	20.13	49.74	QUARRY
160.78		397.29	
Total	317.36	784.20	





**Legend**

- Lot 1
- Lot 2
- Current Boundary - Bellmuir Quarry

**Galbraith**

Galbraith, 337 North Deeside Road, Cults,  
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**Auchencrie**

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### **CLOSING DATE**

A closing date may be fixed. Prospective buyers 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 buyers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the buyers 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 respects thereof. The seller reserves the right to lay pipes, cables and service media through the subjects of sale to serve the consented house sites at the end of the farm road and to create title conditions in respect of the same. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

### **ACCESS**

Access to Lot 1 is direct from the public road network. Access to Lot 2 is shown A/B on the sales plan.

### **WATER**

Lots 1 is served by a principal supply which rises in field 29 and serves the farmhouse, cottages, farm buildings and some of the fields. The remaining fields are served a number of other sources. Lot 2 is served by several private supplies.

### **ELECTRICITY**

Lot 1 is connected to the mains electricity network. The supply to Lot 2 is currently disconnected.

### **COUNCIL TAX**

Rateable Values  
Auchencrieve Farmhouse G  
Dairyman's Cottage D  
The Farm Cottage C

### **ENERGY PERFORMANCE CERTIFICATES**

Auchencrieve Farmhouse F  
Dairyman's Cottage F  
The Farm Cottage G

### **OWNED AREA EXCLUDED FROM THE SALE**

The site of the derelict cottages at the end of the farm road are subject to a planning consent (APP/2018/0919) for two replacement dwellings. These are not included in the sale but are available by separate negotiation.

### **SCHEDULED MONUMENTS**

Field 14 in Lot 2 contains three designated sites being burial mounds (Ref SM4523) being a desk barrow and five smaller barrows in an arc around its southern half, the settlement, field system and cairns (Ref SM4524) and Hut Circles (Ref SM4525) being the remains of two circular house stances from the bronze iron age.

### **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 buyers 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 April 2023.





**Galbraith**



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