



Brucklay Castle, Maud, Aberdeenshire

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A chance to restore an historic Castle in North East Scotland

Maud 2 miles • Aberdeen 29 miles

Full planning and Listed Building consent has been granted to save the historic Brucklay Castle. Originally built in about 1600 the castle was substantially remodelled in 1850 in the Victorian Baronial style. Now ruinous, plans have been drawn up around the stunning eastern facade reducing the overall floor area and creating a modern day castle of manageable size.



The castle is set within about 60 acres of mature parkland and woodland and has its own private driveway.

Situation

Brucklay lies about 2 miles north of the village of Maud and about forty minutes by car from the international airport at Aberdeen.

Description

The property comprises the ruinous castle together with 60 acres of parkland, woodland, pasture land and a large pond. The castle is served by its own private tarmac access road.

The castle is a Grade "C" Listed building and has planning and Listed Building Consent for the demolition of the majority of the existing ruins and the restoration and rebuilding of a new castle incorporating the magnificent east façade. Although a major renovation project, the new building can be constructed in modern materials and will allow the new owner to create a magnificent and spacious energy efficient home with a gross internal floor area of approximately 750 sq.m. The impressive stone east elevation, including the portico entrance, together with parts of the stone north elevation will be retained within the structure. The roof will be clad in slate.

Historical Note

The castle was built on the site of an old badger set "Brochs Hillock" from which Brucklay derives its name and is situated on the north bank of the South Ugie River. The first towers were erected by James the 1st Laird of Brucklay about 1600 - 1625. The castle passed through three families, including the Irvines, the Dingwalls and finally the Dingwall Fordyces for about 500 years before being left to go to ruin in 1953. The castle was substantially enlarged and remodelled in 1765 and 1814 and finally in 1849 and 1888 when the Scottish Baronial east front was built, accredited to the renowned architects John Smith and James Matthews. In its heyday, Brucklay was regarded as "one of the finest edifices in Scotland". However, following a brief period of occupancy as the guards residence for a P.O.W camp during the Second World War, the castle became unoccupied in 1952 and was sold and the roof removed in 1953.

Accommodation

The consented drawings provide for spacious accommodation to be created over four floors with two main reception rooms, a large breakfast kitchen and first bedroom on the ground floor, three further bedrooms and three bathrooms on the first floor, two further bedrooms and two bathrooms and a games room on the second floor and a study on the third floor. Floor plans are incorporated within these particulars.



Gardens

The immediate garden grounds are enclosed by fencing and comprise well maintained lawns. The gardens and policies include a number of fine specimen trees.

Land

The land is a mixture of ancient landscaped parkland containing a number of fine specimen trees, paddocks and woodland. There is also a large pond stocked with trout. This land provides considerable privacy and amenity to the castle.

General Information

Services

Mains water and mains electricity are nearby.
Drainage will be private to a septic tank.
Percolation tests have been completed.

Rights of Way, Easements & Wayleaves

In addition to the exclusive access road to the castle, rights of vehicular access are enjoyed over the drives to the public road from the property to the North and West Lodges as shown on the plan.

Planning

Details and planning consents can be found on the Aberdeenshire Council website under planning application number APP/2008/3875. The application received approval on 11/01/2010 and is for Full Planning Permission. The consent includes the requirement to prepare a scheme of hard and soft landscaping for approved by the Council and Garden History Society. In addition an Archaeological Watching Brief and Standing Building Survey, together with a photographic record will be required to record features of historic and archaeological interest and any finds.

Local Authority

Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB
t 0845 6081208
w www.aberdeenshire.gov.uk



Sales Conditions

Offers should be submitted in Scottish legal terms to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price will be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing at the rate of 5% above the Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Date of Entry

Early entry by arrangement.

Guide Price

Offers over £600,000.

Post Code

AB42 4QN

Directions

From the south of Aberdeen take the A90 in the direction of Peterhead and Fraserburgh. On the outskirts of Ellon bear left on to the A948 in the direction of New Deer. After 11 miles, bear right on to the B9028 and continue for one mile on the B9028 and at the junction with the A981 continue straight on the A981 for a further three miles bearing right on to the drive to Brucklay Castle signed Castle Park House.

Viewing

Strictly by prior appointment with Smiths Gore
t 01343 823000

or Smiths Gore, 12 Bernard Street, Edinburgh,
EH6 6PY. t 0131 555 1200

Date of Information

Particulars prepared: September 2011

Photographs taken: September 2011

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- i) The description and photographs are for guidance only and are not a complete representation of the property.
- ii) Plans are not to scale, are for guidance only and do not form part of the contract.
- iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order.
- iv) No survey of any part of the property has been carried out by the Vendor or Smiths Gore.
- v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given.
- vi) Only those items referred to in the text of these particulars are included.
- vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

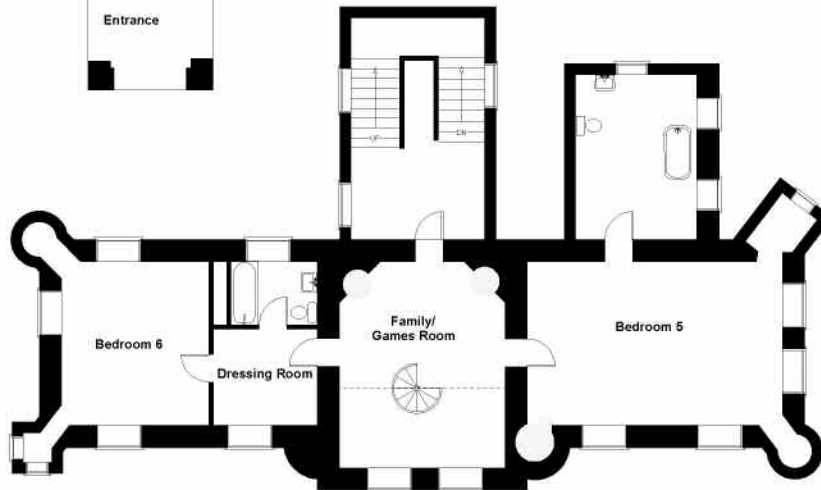
Brucklay Castle



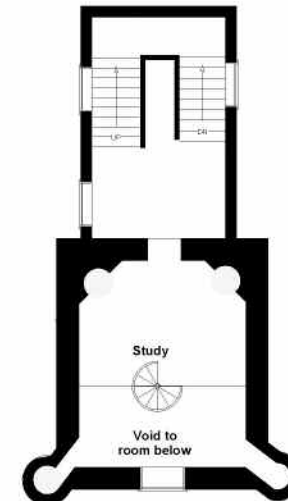
GROUND FLOOR



FIRST FLOOR

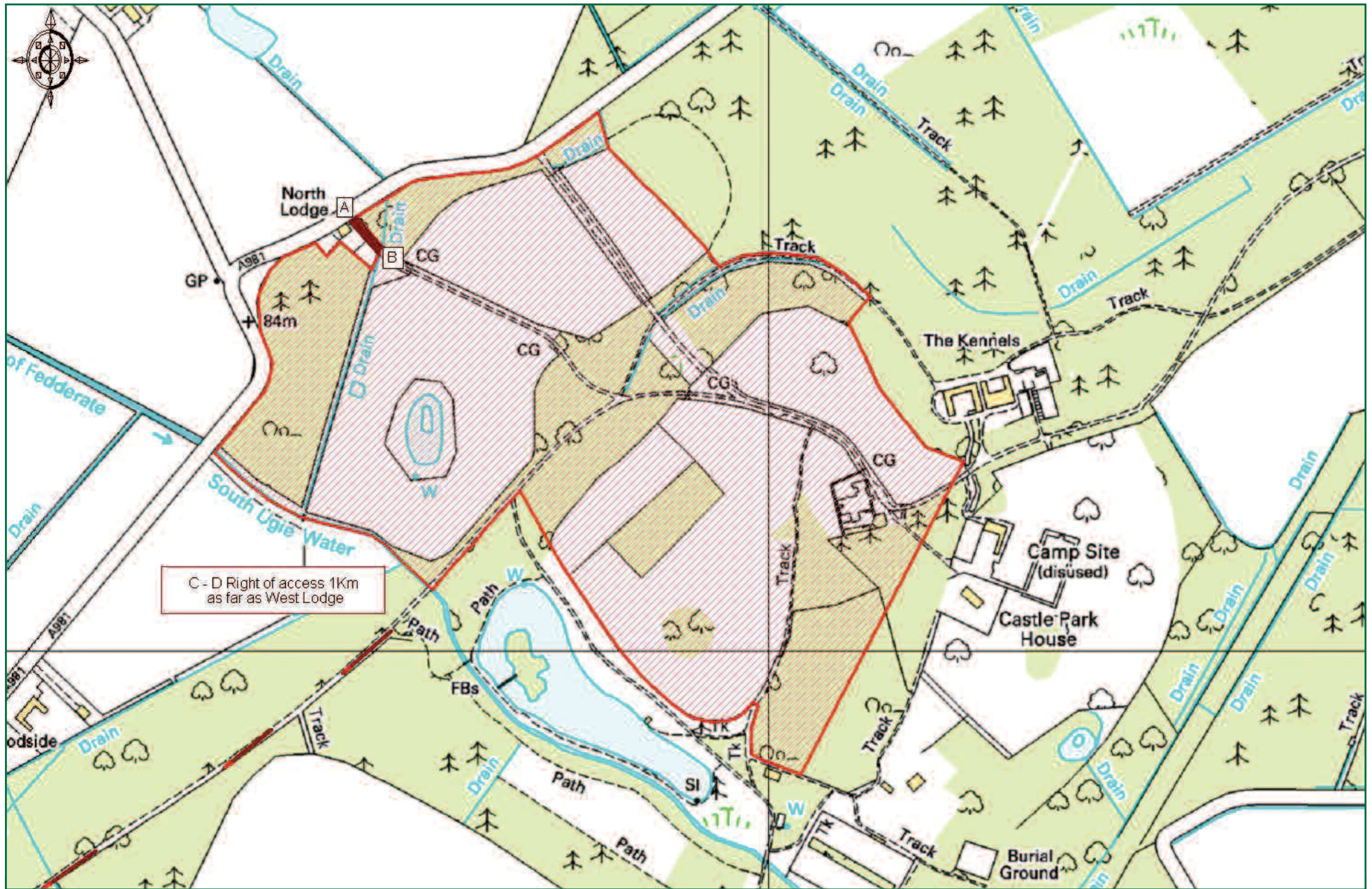


SECOND FLOOR



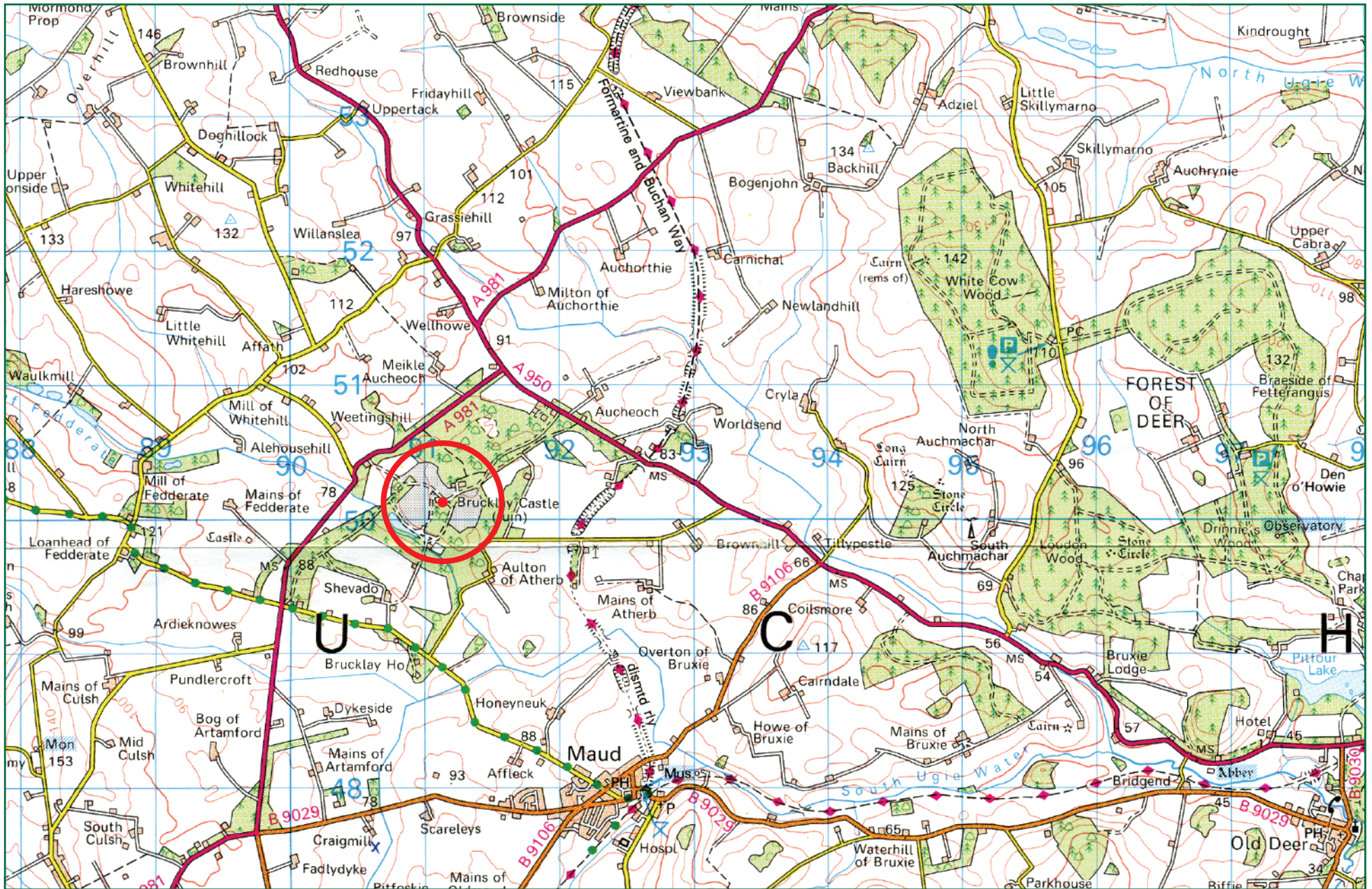
THIRD FLOOR

For information purposes only.
Not to scale.



C - D Right of access 1Km
as far as West Lodge

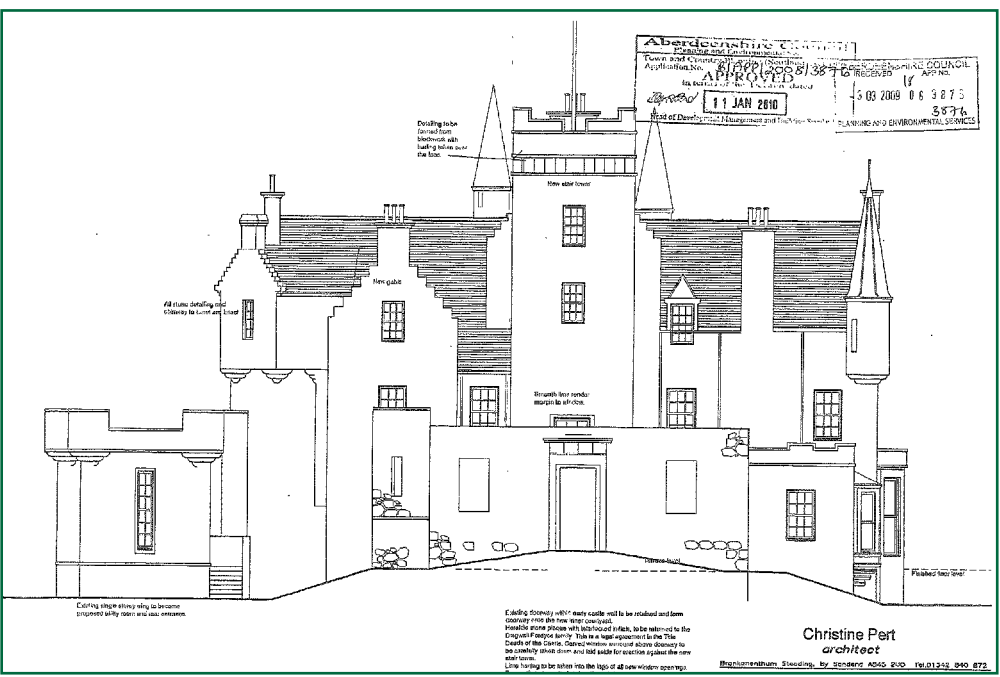
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Artist's impression of completed project

