



HATTON FARM & CROMLABANK
HATTON, PETERHEAD ABERDEENSHIRE, AB42 0QN







Hatton 0.1 mile



Peterhead 9.5 miles



Ellon 9 miles

Aberdeen 23 miles

HATTON FARM & CROMLABANK, HATTON, PETERHEAD, ABERDEENSHIRE, AB42 0QN

A MIXED LIVESTOCK AND ARABLE FARM AT HATTON, ABERDEENSHIRE EXTENDING TO 158HA (390 ACRES) OR THEREBY INCLUDES THREE RESIDENTIAL PROPERTIES. FOR SALE AS A WHOLE OR IN 3 LOTS.

LOT 1: HATTON FARM - OFFERS OVER £1,750,000

LOT 2: 1 HATTON FARM COTTAGE - OFFERS OVER £80,000

LOT 3: CROMLABANK FARM - OFFERS OVER £560,000

AS A WHOLE - OFFERS OVER £2,390,000



Viewing

By appointment with Mr Cruickshank - **07974 643406** or the selling agents - Aberdeen & Northern Estates - **01467 623800**

Directions

Travelling north on the A90 Aberdeen to Peterhead turn left at Hatton on to Station Road. Travelling through the village turn right at Hatton Mill on to Park View before taking first left on to Hatton Farm Road. Proceed out of the village and Hatton Farm is accessed on the right hand side. Cromlabank is situated 3/4 mile further along this road on the left. The exact locations can be seen on the attached OS extract plan.

Situation

Hatton Farm and Cromlabank is situated in a renowned mixed livestock and arable farming region adjoining the village of Hatton approximately 10 miles south west from the popular fishing town of Peterhead. Primary schooling is available in Hatton (0.5 miles) whilst secondary education is available at Ellon Academy (9.5 miles). The nearby towns of Ellon and Peterhead both provide a wide range of shops, supermarkets and services.

Aberdeen can be reached in approximately 45 minutes by car (rush hour excepted) and provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and shopping facilities far surpassing most other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an Aberdeen International Airport operating regular flights to London and other UK cities, as well as overseas destinations.

There are some notable attractions in the area including the nearby village of Cruden Bay with its championship golf course, impressive beach and the Bay of Cruden accessed via Port Errol. Dramatic cliff tops and a sea chasm can be found at the nearby Bullers of Buchan approximately 2 miles north of Cruden Bay along with the spectacular Dracula inspired Slains Castle.

Local Authority

Aberdeenshire Council, Arbuthnot House, 62 Broad Street, Peterhead, AB42 1DA. Telephone: 08456 081207



Entry

By agreement.

Mineral Rights & Sporting Rights

Mineral rights & sporting rights are included in sale, insofar as they are owned.

Ingoing valuations

Applicable for crops in the ground and fodder / stock in store at valuation to be agreed by a mutually appointed valuer(s).

BPS Entitlements / IACS

BPS Entitlements are not included in the sale price but available by separate negotiation. All BPS Region 1 & NLFA

Note

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Lot 1: Hatton Farm

Farmhouse

The farmhouse at Hatton Farm is a substantial traditional stone under slate two-storey property with 4 bedrooms on first floor providing spacious family accommodation. The internal layout is shown on the attached floor plan, but in summary comprises:

Ground Floor

Entrance Hall, Sitting Room, Bedroom 5/ Dining Room, Kitchen/Dining Room, Utility Room, Office, Bathroom and Shower Room.

First Floor

Bedroom 1 with Dressing Room, Bedroom 2, Bedroom 3 and Bedroom 4.

Council Tax

Band E

EPC

Band E

Services

Mains Electricity, Mains Gas, Mains Water and Private Drainage

The property enjoys scenic views across Hatton Farmland, the village and beyond. Garden lawn area at front with area for vegetable garden at eastern gable of dwelling.

Farm Buildings

An extensive range of farm buildings at Hatton Farm extending to 3232sqm or thereby. These include:

Traditional Stone steading at roadside / south (38.7m x 6m)

Cattle Court (32.4m x 16.7m)

North steading wing (45.4 x 10.8m)

Western wing (16.7 x 8.7m)

Large Grain Store / General Purpose building (29.9m x 24.5m)

General Purpose Store (16.2m x 14.2m)

There is also a Dutch pole barn that has suffered storm damage and former hen house included.

Phone Mast

To the north of the farm buildings is a phone mast lease site with a passing annual rent of £5,000 and a 20 year term to 26 Nov 2037.

Land

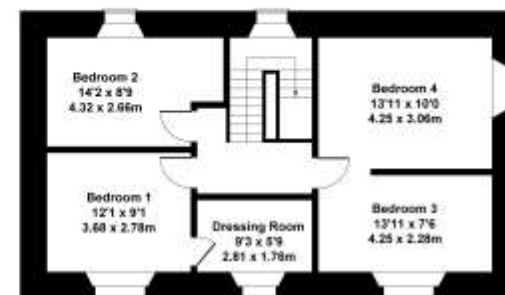
The Hatton farmland comprises 17 field parcels as per the sale plan extending in total to 126.43Ha (312.41 acres) or thereby. According to the Macaulay Institute for Soil Research, (now the James Hutton Institute) the land is all classified as Grade 3(2). The farm lies at an altitude of between 35m-65m above sea level with a range of aspects but is generally south facing in nature.

The southern and eastern section of field 13 lies within the Hatton village settlement boundary and there is also a farm building on site that may be suitable for development, subject to obtaining Local Authority consent.

Also included is a former quarry area at the south of field 20, next to the village.

Hatton Farm, Hatton, AB42 0QN

Approximate Gross Internal Area
2067 sq ft - 192 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Lot 2

1 Hatton Farm Cottage

A single storey semi detached farm cottage situated 0.2 miles from the village of Hatton enjoying pleasant views over the adjoining Buchan countryside.

The internal layout with room sizes are shown on the attached plan, but in summary the accommodation comprises:

Ground Floor

Kitchen, Living Room, Bathroom, Hallways, Bedroom 1 & Bedroom 2

Council Tax

Band B

Energy Performance Certificate

Band F

Services

Mains Electricity, Mains Water Supply, Private Drainage.

The property has oil fired central heating and double glazing. Garden area in lawn with drying area. Garage facilities and garden shed. There is presently a tenant in occupation under a private residential tenancy agreement providing rental income.

Home Report

An independent Home Report is available for Lot 2 and is available to view and downloaded at www.anestates.co.uk

1 Hatton Farm Cottages, Hatton, AB42 0QN

Approximate Gross Internal Area

646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024
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Lot 3: Cromlabank

Cromlabank Farmhouse

A one and half storey detached farmhouse situated 1 mile from the village of Hatton with modern décor and front conservatory enjoying pleasant views over Cromlabank farmland and beyond.

The internal layout with room sizes are shown on the attached plan. In summary the accommodation comprises:

Ground Floor

Vestibule, Shower Room, Kitchen/Dining Room, Sitting Room, Front Hallway, Conservatory and Bedroom 3

First Floor

Bedroom 1 and Bedroom 2

Council Tax

Band C

Energy Performance Certificate

Band F

Services

Mains Electricity, Mains Water Supply, Private Drainage.

The property benefits from oil fired central heating and double glazing. Attractive garden area at front with garage and store facilities at rear.

Farmbuildings

The farm buildings at Cromlabank are situated to the east of the farmhouse and comprise a range of traditional stone steadings and blockwork buildings, generally in a dilapidated condition and in need of upgrade and replacement. These buildings however continue to provide some livestock accommodation and general storage to the present owners and would lend themselves to alternatives uses and development subject to obtaining necessary Local Authority consents. We calculate the farmbuildings footprint at Cromlabank extend to 690 sqm or thereby.

Farmland

Lot 3 Cromlabank farmland comprises fields 1-5 and extends in total to 29.82Ha (74 acres) or thereby as per the attached sale plan. The land is all productive Grade 3(2) farmland, BPS region 1 and classified as Non LFA. The farm is generally gently south facing in nature rising from 50m to 75m above sea level.

Cromlabank, Hatton, AB42 0RH

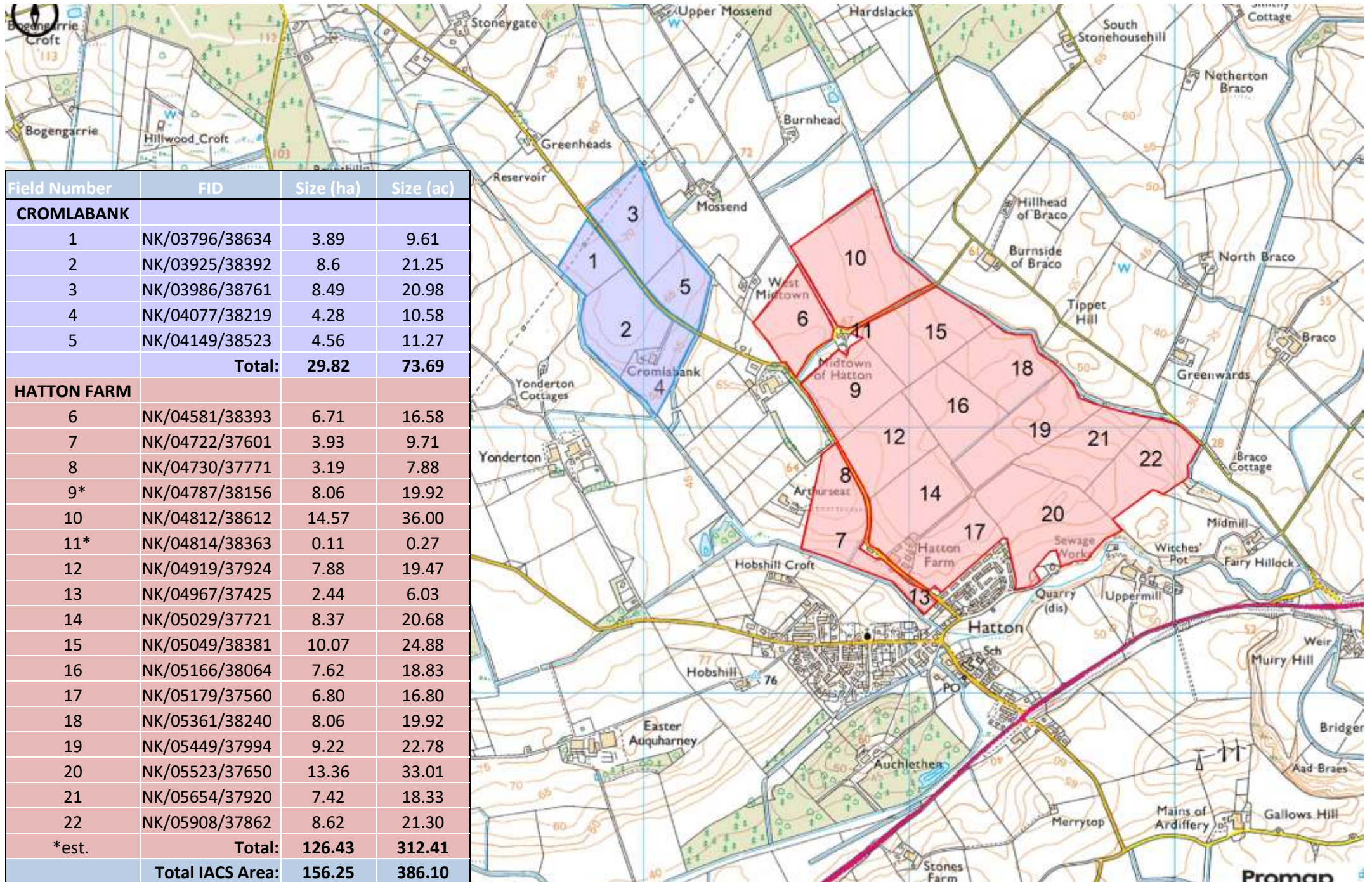
Approximate Gross Internal Area
1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.







IMPORTANT NOTICE

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN ESTATES** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

Purchase Price

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall 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 thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed.

The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Apportionments

All outgoing(s) shall be apportioned between the sellers and the buyer(s) as at the date of entry.

Obligations of Purchasers etc.

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

Title

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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