

NEWMILL

LUMSDEN, HUNTLY

ABERDEEN
&
NORTHERN
ESTATES

“A charming, secluded and elegant rural equestrian property situated on the outskirts of the peaceful village of [Lumsden](#) and surrounded by enchanting hills and mountains on the edge of the [Cairngorms National Park](#)”





Newmill, Lumsden, Huntly Aberdeenshire, AB54 4LB

As A Whole Offers Over £560,000 or available as two lots:

Lot 1 - Newmill

- + Spacious four bedroom farmhouse
- + Traditional steading, workshop and modern out-buildings
- + Dedicated tack rooms and stabling for over 10 horses (with room for expansion)
- + c.6 acres of paddocks and flood-lit manège

Offers Over £480,000

Lot 2 - Land at Newmill

- + Extending to 6.56Ha (16.22 acres) or thereby
- + Stock fenced
- + Mostly Grade 3(2), some Grade 4(2)
- + Equestrian use along with hay / hayledge production in recent years

Offers Over £80,000

Location & Situation

Newmill is peacefully situated in the beautiful Clova area of Lumsden, with breath-taking views over towards Tap o' North and Correen, westwards over the Clova hills and towards the Cairngorms. A haven for fauna and flora, Newmill is the perfect offering for a change of lifestyle with endless rural opportunities.

Located just 1 mile south-west of Lumsden, Lumsden Primary School is just a 5-minute drive away. Secondary schooling is available at Alford Academy or The Gordon Schools, Huntly. The local garage shop provides a good selection of basic supplies and groceries. Lumsden also has a public hall for community use.

A wealth of shops and businesses are available in nearby Alford, including a small supermarket, butchers, bakers and general grocers as well as cafes and restaurants. Larger supermarkets are available in Huntly and Inverurie. Leisure activities in Alford include a community centre, dry ski slope, Grampian transport Museum, swimming pool and 18-hole golf course.

The City of Aberdeen lies approximately 35 miles south-east of Lumsden, accessed via the A97 through Alford, then onwards via the A944 via Dunecht and Westhill. As well as a plethora of retail, hospitality and events offerings, Aberdeen provides connections nationwide and internationally via air, rail and road. The Aberdeen Western Peripheral Route (AWPR) allows easy connections to the A90 to Dundee and further afield. Aberdeen International Airport offers a range of national and international flight connections for domestic or business commuting.

There are a wealth of recreational and leisure opportunities to be found nearby and in wider Aberdeenshire including hillwalking, fishing and skiing, golfing, water sports, Insch Airfield, coastal trails, Cairngorms National Park and castle and whisky trails. Situated a short drive away is The National Trust owned Leith Hall Garden & Estate with picturesque walks and walled garden.

Distances

Huntly 14 miles

Inverurie 26 miles

Alford 9 miles

Aberdeen 35 miles



Lot 1 - Newmill

4 bed farmhouse, steading, workshop, modern outbuildings, stabling, manège and around 6 acres.

what3words location://buckets.uplifting.rainbow

Newmill Farmhouse

Gross Internal Floor Area - approx. 156 sq. m

Newmill is a charming traditional equestrian farmhouse with beautiful views out onto lush pastures, woodland, garden areas and over Mossat Burn. With versatile reception areas and direct connections to the patio and gardens, Newmill is the ideal family home with generous guest entertaining spaces.

Nestled in the heart of the farm, the farmhouse provides generous accommodation with charming features including large AGA kitchen range, exposed stone walls and stable doors opening onto the sunny patio.

The spacious and well-appointed utility room opens to the ground floor family bathroom and into the main house. The open-plan kitchen and dining area, ideal for family meals and entertaining, opens into the bright triple-aspect vaulted sun room complete with wood-burning stove. The practical kitchen features a range of timber cabinetry and working surfaces, including island, with a cream coloured AGA range. The cosy living room is accessed off the dining area with a further wood-burning stove. Two double bedrooms are also located on the ground floor, both with built-in wardrobes. The quaint first floor is accessed via returned staircase from the dining area and includes two room-in-roof double bedrooms with stunning views over the garden areas out onto the surrounding countryside, an open landing / living area as well as a modest shower room. The attic storage room is accessed via the north-most bedroom.

Property Details

Home Report: The Home Report is available on our website.

EPC: Band F **Council Tax:** Band C

Windows & Doors: Double glazed—mix of frame types.

Heating : Oil fired AGA. Electric storage heating & electric panel heaters. Wood-burning stoves. Hot water cylinder.

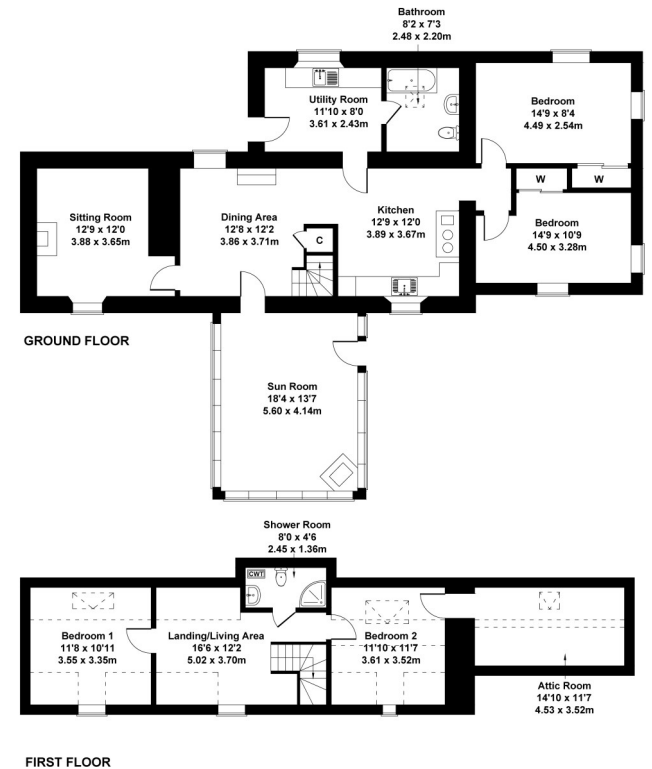
Not Included in Sale: Living Room light fitting, curtain poles, weather vane, decorative garden toadstool ornaments are not included.

Directions

Heading to Lumsden from Alford, continue on the A944, transitioning onto the A97 at Mossat. Take a left for 'Clova' c. 0.6 miles after the Kildrummy (A944) junction at Mossat. Follow the single-track road, taking a right for 'Clova Carriages' where Newmill entrance is 1/4 mile along, indicated by our sale board on your left.

Viewings

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800 or contact Ms Emma Macpherson out-of-hours or weekends on 07762 322738.



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







Outside

Secluded garden grounds and enchanting woodland and burn envelope the farmhouse comprising mature trees and decorative shrubs, lush garden lawn and decorative patio with a full-circle driveway and ample parking provided at the rear. Newmill benefits from two large outbuildings and lean-to poultry house, comprising 23 x 12m block-built stable block (former potato shed) with dedicated tack room as well as 18 x 12m portal frame metal-clad barn with additional stabling, tack area and hay / vehicle storage. Both buildings have electricity and piped water installed. Combined, the buildings have over ten stable boxes.

A short tree-lined, walk from the yard takes you to the 30 x 40m silica sand, flood-lit manège enclosed with timber fencing and surrounded by adjacent paddocks. The paddocks, equating to 2.31Ha (5.71 acres) or thereby are well fenced and served with piped water troughs providing excellent equestrian grazing. The yard and paddocks have a good level of tree and shrubbery planting providing shelter as well as the Mossat Burn, attracting a wide variety of wildlife birds. Newmill is the perfect home for those nature enthusiasts due to the diverse range of wildlife that frequents the area. As well as the joyful song of many species of birds in the skies above, the burn and woodlands attracts many species of wildlife including otters, red squirrels, heron, black cap with the occasional sighting of the elusive Scottish wildcat.

“Newmill offers the potential to diversify into a holiday or glamping business, or perhaps to merge into equestrian holidays and staff ‘away-days’ for local businesses and visitors.”

-  Excellent equestrian opportunity or hobby farm
-  Exceptional hacking nearby surrounding Clova
-  Good grazing land with a southerly aspect
-  Stock fenced with access via shared track

Stabling

The south-facing traditional stone-and-slate stabling at Newmill has a floor area of around 360sq.m and comprises a generous workshop with adjoining bothy and studio area as well as general purpose storage and tractor / implement shed. Subject to Local Authority consents, the stabling offers excellent potential to be converted for a variety of purposes including a residential annexe or holiday accommodation, business use or could be converted for additional stables and dedicated equestrian therapy/wellbeing provision.

Equestrian Livery

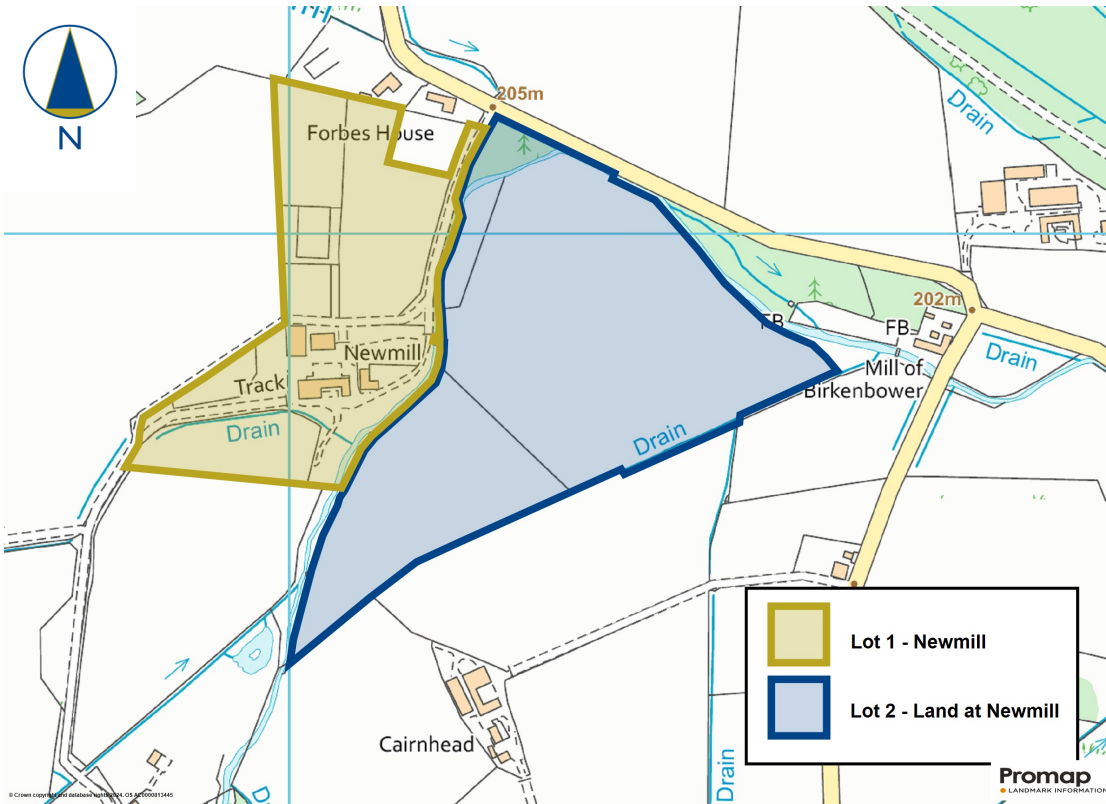
Newmill has been the home of an established equestrian livery business, providing accommodation and grazing for 10 horses, in addition to the owner's 3. This has generated a steady income and could be increased through further development or diversification.



Lot 2 - Land at Newmill

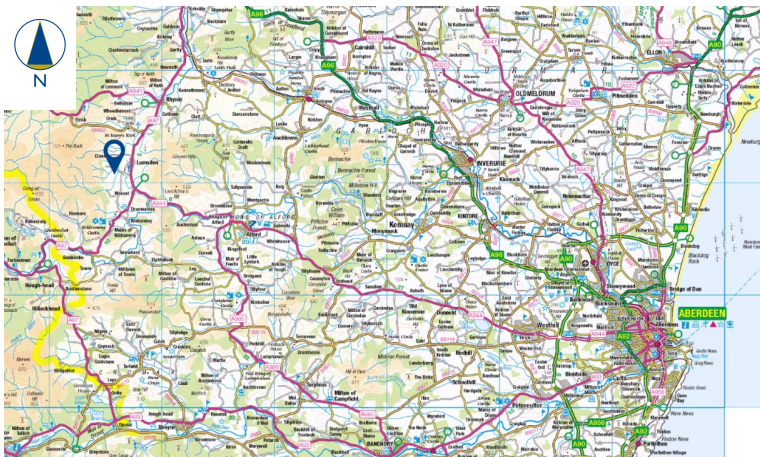
Around 16 acres of good grazing land with tree belt of around 0.5 acres.

what3words location://buckets.uplifting.rainbow



Lot 2 - Land at Newmill

The land at Newmill comprises of 1no field extending to 6.56Ha (16.22 acres) or thereby and is predominantly classified as Grade 3(2) with some Grade 4(2) by the James Hutton Institute. Access is via single gate over Mossat Burn via the farm track. The field is stock fenced and has been regularly electrically fenced for equine purposes and has two watering points at the Mossat Burn. The land has a southerly aspect and rises from 206m to 212m. The field has been grazed by horses for many years along with hay / hayledge production, although would make for excellent agricultural grazing and some cereal cropping.



Property Details & Important Notices

Services: Private drainage and water, mains electricity. Electric heating, oil-fired AGA. Double glazing.

Local Authority: Aberdeenshire Council, Marr Area Office, School Rd, Alford, AB39 2DQ. Tel: 01975 520400

EPC: Band F **Entry:** By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

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.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

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.

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).



Stipulations

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 Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

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. **Apportionments:** All outgoings 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. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, 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.

Date of publication: June 2024. Photographs taken: May 2024 & Others.

Viewing strictly by appointment

**ABERDEEN
&
NORTHERN
ESTATES**

To view this property or for further information,
contact our agent:

Andrew Beedie

01467 623800

andrew.beedie@anmgroup.co.uk



ZOOPLA **OnTheMarket** **rightmove**

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroup.co.uk

anestates.co.uk

