

# LOWER DRAKEMYRES

---

KEITH





"A **characterful livestock farm property** in close proximity to the busy town of Keith, offering an ideal opportunity for new entrants or to complement existing enterprises."



# Lower Drakemyres, Keith AB55 6RN

For Sale as a whole:

**Offers Over £400,000**

## Property Highlights

- + Traditional stone under slate 3-bedroom farmhouse
- + Useful range of versatile farm buildings alongside charming 3-bedroom farmhouse
- + IACS registered, agricultural land extending to 33.04 hectares (81.64 acres) or thereby
- + Popular and accessible location close to the A96
- + Panoramic views over farmland

## Location & Situation

Lower Drakemyres is situated between Keith (4 miles) and Fochabers (5 miles), adjacent to the A96. The farm forms a contiguous block of IACS registered land with a centrally located farmhouse and steading.

Keith has a good range of shops, together with business, banking and leisure facilities which include tennis courts, cricket and bowling clubs, a sports and community centre and swimming pool. Keith Golf Club has an 18 hole parkland golf course. Other courses in the area include Buckpool at Buckie, Banff, Macduff, Elgin and Lossiemouth.

The catchment for primary school is Keith Primary School, with secondary education at Keith Grammar School. Inverness and Aberdeen Airports are easily reached via the A96 and Inverness (51 miles) and Aberdeen (53 miles) provide all the facilities expected of major cities. There is a railway station in Keith on the

Aberdeen to Inverness line, easing long-distance travel by public transport.

The Keith Country Show held at Seafeld park is a popular annual event attracting interest from the farming and wider community. Keith is also the start of the ever popular Malt Whisky Trail.

Moray is well served by agricultural merchants and grain merchants and there is a successful local machinery ring which can provide additional farming resources as required.

The Moray coast, about 10 miles to the north, is famed for its high levels of sunshine, beautiful beaches, dolphins, wonderful sailing, traditional fishing villages and towns, such as Cullen and Portsoy. To the south-west lie the Cairngorms, offering wonderful walking and mountaineering. There is skiing at The Lecht ski centre and at Cairngorm Mountain near Aviemore.

## Distances

Keith 4 miles

Fochabers 5 miles

Huntly 14 miles

Elgin 14 miles



# Lower Drakemyres





what3words location: ///option.outnumber.bullion

## Farm Buildings

Lower Drakemyres is served by a range of farm buildings located close to, and mostly behind the farmhouse and comprise a mixture of building types with varying construction and condition. The farm buildings comprise a traditional steading and store, a dutch barn with a lean-to, a store and a workshop. The buildings cover a total area of approximately 877m<sup>2</sup>. The buildings with approximate dimensions include:

1. **Lean-To (21m x 18m)**- timber frame, cobblestone floor, corrugated iron roof, metal cladding at bottom of exterior walls, partially open to the south.
2. **Dutch Barn (14m x 6m)**- timber frame, cobblestone floor, open at north and south ends with metal cladding above openings.
3. **Livestock shed(12m x 9m)**- timber frame, cobblestone floor, corrugated iron roof, partially open at west and east ends, metal cladding on side walls.
4. **Workshop/ store (10m x 6m)**- breeze-block built, concrete floor, corrugated iron roof and south wall with both supported with timber frame, timber door at east end.
5. **L-Shaped Steading (29m x 14m)**- traditional stone-built, concrete and cobble flooring, slate roof, timber doors and windows.
6. **Stone outbuilding (14m x 6m)**- traditional stone-built, earth floor, corrugated iron roof. Adjoining breeze-block build building used for general storage.



-  Opportunity for a small mixed farming system
-  Agricultural land extends to 82 acres or thereby in total
-  Predominantly Grade 3(2), suitable for arable and grazing system
-  Stock fenced with internal accesses and useful sheep handling pens

## Land

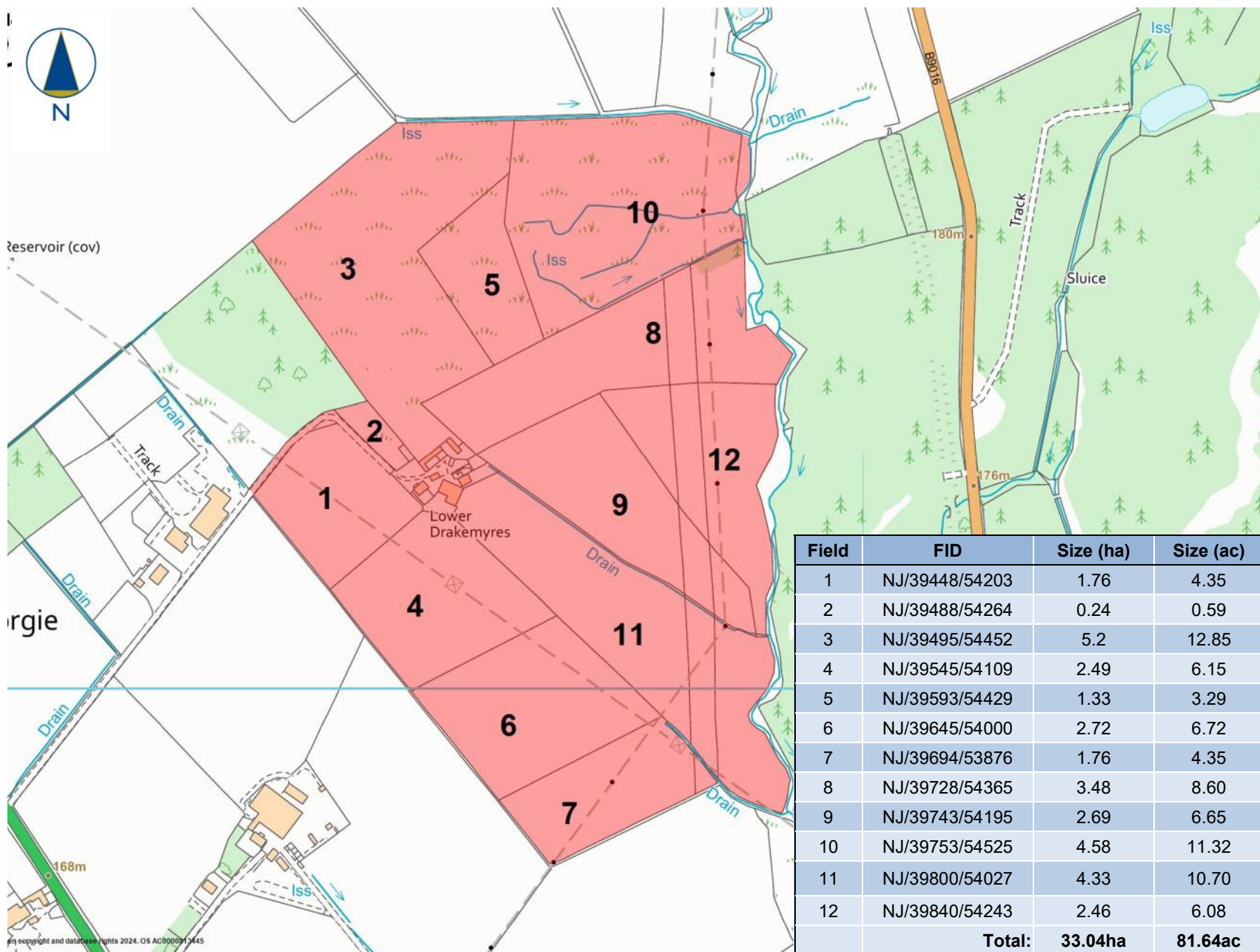
The IACS registered land at Lower Drakemyres extends to 33.04ha (81.64 acres) or thereby. The land is made up of 12 parcels of IACS registered land. The land is currently all in grass and is generally flat in nature and lies at an altitude of between 155m - 180m above sea level. The majority of the land is classified as Grade 3(2) by the James Hutton Institute while fields 2, 3, 5 & 10 are classified as Grade 5(3).

## Basic Payment Scheme

BPS Entitlements are not included in the sale and are available by negotiation.

# Farm Plan

what3words location:///option.outnumber.bullion



© copyright and database rights 2024. OS AC0000013445

# Lower Drakemyres Farmhouse

Gross Internal Floor Area (approx.): 122sq. m

Floor plan provided not to scale and is for illustrative purposes only.



## Lower Drakemyres Farmhouse - c. 159sq.m. floor area

Located in the heart of the farm, Lower Drakemyres boasts a charming traditional stone under slate farmhouse which enjoys views over farmland and towards Aultmore Distillery.

Internally there is modest living accommodation over two floors. Ground floor comprises kitchen, living room, family bathroom, utility room, sitting room, bedroom/ office and a bright and airy conservatory.

A further two bedrooms and box room can be found on the second floor. A small external store / utility room adjoins the property providing an excellent additional space as a

workshop or utility area.

The house benefits from a well kept enclosed garden with perimeter dry stone dykes and is laid mainly to lawn with well kept flower beds.

To the front of the property is a large yard area providing ample space for parking. The property is accessed directly from the A96 along a private track that terminates at the farmhouse.

The property is largely of traditional stone and slate construction and benefits from uPVC double glazing (with some timber framed windows in place) and has been repointed in recent years. The living room benefits from a log burner with back boiler which fuels heating and provides hot water.



### Lower Drakemyres, Keith, AB55 6RN

Approximate Gross Internal Area  
1711 sq ft - 159 sq m



GROUND FLOOR

FIRST FLOOR

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

## Property Details

EPC: Band G

Council Tax: Band C

## Directions

From the south, follow the A96 road north over the railway bridge just outside the town of Keith. After 2.6 miles, and 1.3 miles after passing the junction with the B9016 road to Buckie, you will come across a gravel track on the right hand-side of the road just after a roadside cottage and farm buildings on the left-hand side. This gravel track provides access to Lower Drakemyres at the end of the track, via Muir of Forgie.

From the north, follow the A96 road south from Fochabers. After just under 4 miles the road begins to go downhill and you pass a lay-by on the right, followed immediately by a wooded area on the left. After this, there is a gravel track on the left-hand side, which is the access track for Lower Drakemyres at the end of the track, via Muir of Forgie.

## Viewings - Strictly by appointment only

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800.

# Property Details & Important Notices

**Services:** Private water and drainage, mains electricity. uPVC and timber double glazing. Back boiler central heating

**Local Authority:** Moray Council, High Street, Elgin, IV30 1BX. Tel 0300 123 4561

**Entry:** By arrangement

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

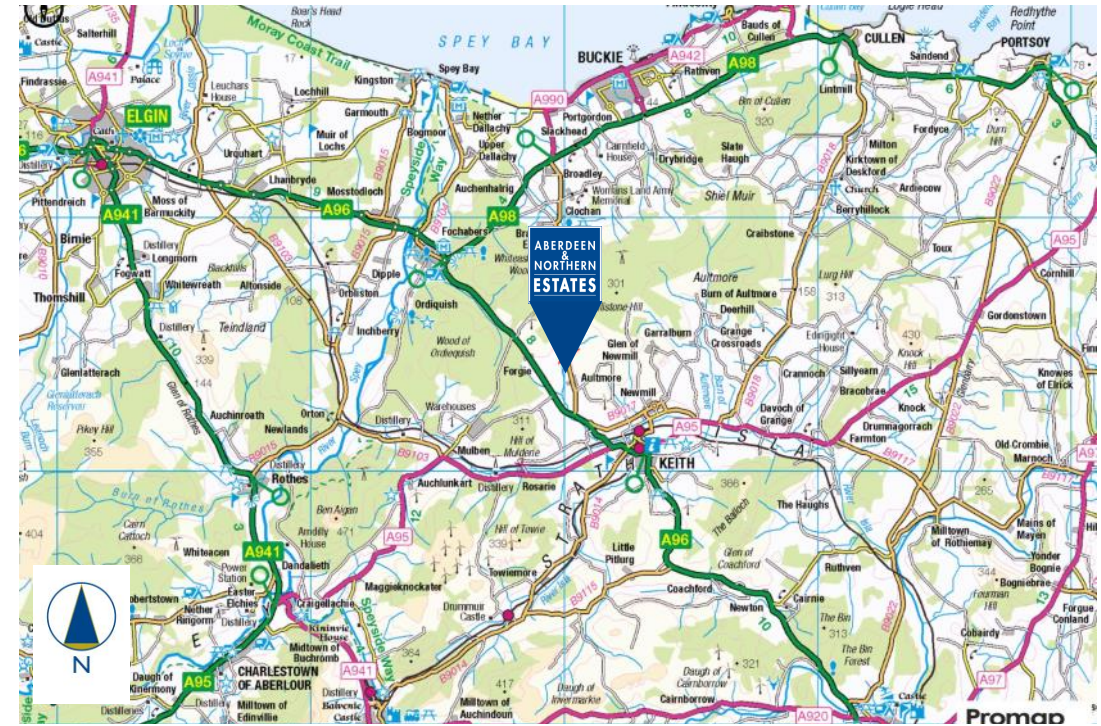
**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**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



## 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 & June 2024.

Viewing strictly by appointment

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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

**Andrew MacEwen**

01467 623800

andrew.macewen@anmgroupp.co.uk



**Aberdeen & Northern Estates Ltd**

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk

