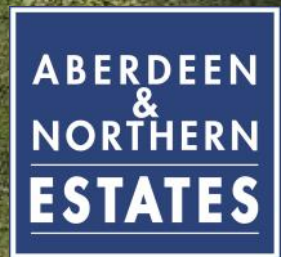




**SOUTH CROSS SLACKS, GAMRIE
BANFF, ABERDEENSHIRE, AB45 3HB**





Banff 8 miles

Turriff 8 miles

Aberdeen 44 miles

SOUTH CROSS SLACKS, GAMRIE, BANFF, AB45 3HB

A unique opportunity set within 2.99 hectares (7.38 acres) or thereby with fantastic views of the Banff & Buchan coastline including two separate dwellings, a range of outbuildings including equestrian facilities.

For sale as a whole or in two lots:

Lot 1 - The Cottage

- 2 Bedroom steading conversion
- Excellent range of outbuildings extending to 1,689 sqm including impressive stabling and manège
- Set within 2.98 hectares (7.38 acres) of Grade 3.2 land or thereby

Offers over £330,000

Lot 2 - South Cross Slacks Farmhouse

- Traditional 3 bedroom farmhouse
- Includes large garage with workshop
- Maintained garden and parking

Offers over £220,000

As a whole - Offers over £550,000



Viewing

By appointment with the selling agents - Aberdeen & Northern Estates - **01467 623800**.

Directions

From Banff take the A98 for approximately 3 miles turning left onto the B9031 (Rosehearty 16) and continue for 5.8 miles and South Cross Slacks is on your right.

Situation

South Cross Slacks is conveniently nestled in a beautiful secluded part of rural Aberdeenshire boasting outstanding views of the Banff & Buchan Coastline. The Banff & Buchan coastline is home to a number of picturesque villages with the nearby village of Banff & MacDuff benefitting from a wide range of shops and services. Primary education is found at Bracoden School and Secondary education within Banff.

Recreational and sporting opportunities in the area are excellent, including, a number of 18 hole golf courses at Banff & MacDuff. Equestrian opportunities are widespread within Aberdeenshire with closeby hacking tracks and a busy equestrian community including Ladyleys Riding Club, Ardmedden Equestrian and the recently opened Bogenraith Equestrian Centre.

The City of Aberdeen is approximately 44 miles distant, providing all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and shopping facilities surpassing most other cities of its size. In addition, Aberdeen has an airport (Dyce 10 miles) operating regular flights to London and other UK cities, as well as overseas destinations.

Local Authority

Aberdeenshire Council, Town House, 34 Low Street, Banff, AB45 1AY

Entry

By agreement.

Mineral Rights

Included in sale in so far as they are owned.

Sporting Rights

Sporting rights are in-hand and included in the sale.

The Cottage, South Cross Slacks, Gamrie

Approximate Gross Internal Area

958 sq ft - 89 sq m



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

South Cross Slacks is currently run as an equestrian unit but has been a successful livery, smallholding and successful holiday let in previous years. The subjects offers endless lifestyle opportunities for any potential buyer to create a fantastic countryside lifestyle.

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.

PARTICULARS

Lot 1—The Cottage Dwellinghouse

The Cottage provides 2 bedroom accommodation over one level. The steading development was carried out in 1994 and enjoys fantastic views towards of the coastline. The internal layout is shown on the above floorplan. The dwelling has a large loft space that could be altered subject to the appropriate consents.



Key

- Lot 1 (represented by a light blue square)
- Lot 2 (represented by an orange square)

Reservoir (cov)



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Promap
LANDMARK INFORMATION

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 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.

Date of Publication: March 2024



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