



CRAIGMUIR ESTATE

TARVES



Craigmuir Estate offers an excellent opportunity to take on the custodianship of a beautiful compact country estate, with opportunities for woodland creation and sporting in an accessible location.





Craigmuir Estate

TARVES, AB41 7NB

Offers Over £900,000

Property Highlights

- + A productive and accessible estate set in the heart of Aberdeenshire
- + A visually stunning bespoke granite house with historic origins
- + Ample opportunities for regeneration of woodlands and or establishing a small family shoot
- + Potential for commercial activities maximising the former quarry

Location & Situation

Located in the County of Aberdeenshire, 7 miles west of Ellon and just shy of 14 miles north of the ever growing town of Inverurie, Craigmuir Estate enjoys a rural and picturesque aspect yet an entirely accessible setting in the heart of Aberdeenshire, an area well known for its fertile land and productive woodlands.

Situated near the villages of Methlick (2 miles) and Tarves (3 miles) the Estate is within easy reach of a wide range of services and amenities with the bustling town of Inverurie to the south providing shops, sports facilities, supermarkets (including Marks and Spencers, Tesco, Lidl and Aldi), healthcare and train station with connections to Inverness and Aberdeen. The village of Methlick has a strong sense of community with centrally located church and village hall, shop with post office, Ythanview Hotel, heritage society, youth groups and various sporting interests including Methlick Cricket Club (MCC).

In terms of education, Craigmuir benefits from being in the catchment for the local Tarves Primary School and Meldrum Academy. There are also private schools in Aberdeen, namely Robert Gordons Colleague, Albyn School, St. Margarets and further afield Gordonstoun near Elgin in Morayshire.

Aberdeen City is within 20 miles of Craigmuir and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 30 minute commute from Craigmuir) and is also the location of P & J Live, the largest event

complex in the North of Scotland.

The Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time throughout the area and beyond, making travel to Dundee or Edinburgh very achievable. A short 15 minute drive will get you onto the AWPR and on route to your next destination.

There are a wealth of recreational and leisure opportunities to be found nearby and in wider Aberdeenshire including hillwalking, shooting/stalking, fishing, skiing at The Lecht, the Nordic Ski and Outdoor Centre in Huntly, water sports, scenic coastal trails, exploration of the Cairngorms National Park and the Castle and Whisky trails. In addition to this wide offering, for the golf enthusiast there are a plethora of well known and respected courses nearby, namely Meldrum House Golf Course, Cruden Bay, Trump International Golf Links, Menie & Royal Aberdeen.

Marching with Craigmuir's boundaries is Haddo Estate, and within a short walk or drive one of the most important properties in the National Trust for Scotland's ownership portfolio Haddo House (a spectacular country house designed by William Adam with impressive gardens). The adjoining Haddo House Hall is the venue for regular concerts, operas and plays attracting performers of national importance. The surrounding country park also provides further walks and the venue for various events throughout the calendar year.

Distances

Ellon 7.3miles/14mins

Inverurie 13.9miles/23mins

Aberdeen City 19.7miles/33mins

Craigmuir House

Overview

An elegant example of granite craftsmanship, Craigmuir House not only provides a wonderfully fluid living space but a visually impressive and welcoming home. Whilst constructed just over 20 years ago, the history of Craigmuir extends much further with the granite stone originating from the former Inverurie Academy's Rector's House, subsequently being carefully incorporated into the designs for Craigmuir.

Whilst it has a traditional North East granite façade, upon entering you are met with a modern well lit home and, in line with the structural design, the current owners have carefully curated a home designed to meet the needs of a growing family. Extended in 2006, the current owners ensured they maintained high standards and modernisation, with the ceiling heights increased to 9ft (from 7.75ft) and an impressive granite bay window taken from a former Aberdeen hotel (Amatola) to create a striking feature (and master bedroom balcony) on Craigmuir today. Granite features throughout Craigmuir, with the stylish and attractive granite surfaces a key feature of the kitchen.

The house, designed with family in mind, provides space for growth and privacy (separate lounges if desired), whilst ensuring a warm heart of the house in the kitchen to re-connect in an evening. Equally suited to it's purpose as a family home, Craigmuir has entertaining at it's core with the free flowing design and external doors making the home ideally suited for hosting gatherings at all times of the year whether warm or cold.

Outside, the garden is laid to lawn with a manicured leylandii hedge providing shelter and privacy. There is ample room for parking to the front of the house, with the gravel driveway circling a grass and tree filled island, your entrance is lit by two traditional street lamps guiding you home. At the front of Craigmuir a patio section provides an attractive morning suntrap and a welcome evening retreat to relax.

A floor plan is provided at the rear of the brochure, however Craigmuir can be summarised as follows:

Ground Floor

Entrance hall, downstairs toilet with shower, office space (with permission to become a commercial office if required), large living room (with 7.5kW stove), adjoining dining room, connecting snug or family room, leading to the very well lit and provisioned kitchen (complete with attractive antique stained glass insets and granite work surfaces) and lounge (benefitting from a 11-18kW stove) and Italian spiral staircase to the main bedroom.

First Floor

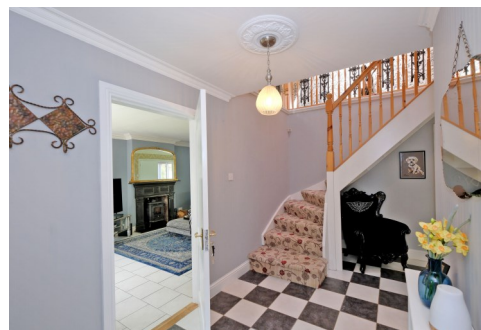
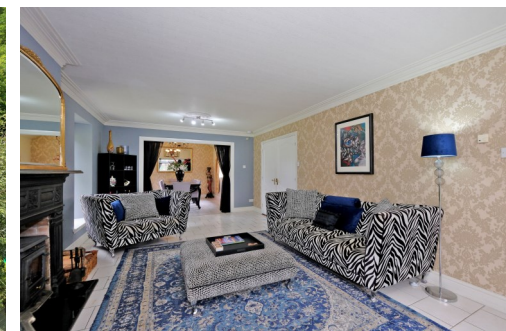
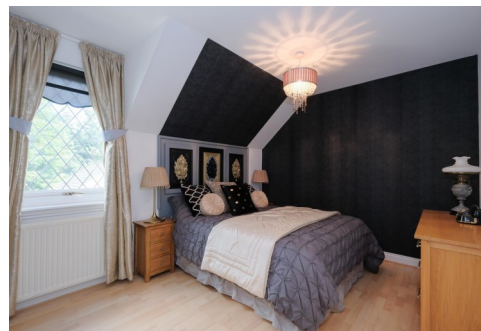
Five double bedrooms, all but one benefiting from well proportioned ensuites. The Master bedroom is accessed from the main lounge area, maintaining privacy whilst remaining accessible.

Services and Heating

Craigmuir benefits from an oil fired central heating system with under floor heating downstairs warming the entirely tiled floors, and radiators on the first floor heating upstairs. The property is on mains electricity and benefits from its own private water supply (pumped well) and septic tank. In addition to this, Craigmuir benefits from an integrated Vacuum system throughout the house, with 6 connection points providing easy and hassle free access.

Section 75 Agreement

It should be noted that Craigmuir House is subject to a Section 75 Agreement with Aberdeenshire Council (1998). In short it explains that Craigmuir House has to be occupied by the owners of the woodland or those employed in the woodland and forestry business associated with the woods. For those looking to become custodians of the house and land this should not present an issue but an opportunity to maintain them together for generations to come.





Craigmuir Estate

Woodland

The total area of land at Craigmuir extends to 78.19 acres or thereby.

The soils comprise a mixture of brown earths and humus-iron podzols with the land reaching 51m at its highest point. From an agricultural perspective, the majority of land is classed as grade 4.2 or land capable of producing a narrow range of crops (mainly fodder crops). The ground is however committed to forestry which falls under a F4 classification (or land with moderate flexibility for the growth and management of tree crops).

Following Storm Arwen (November 2021) there was significant wind blow across the Craigmuir woodlands. The majority of clearance works have been successfully completed with some smaller areas remaining. There are various restocking obligations across the compartments with a first phase to be complete by June 2026 and the second by June 2028. Further information can be provided to parties who complete an in-person viewing of the property.

With this in mind there is significant regeneration of pine and spruce trees on site, offering options to thin in the coming years and a sustainable crop of timber for personal use. Harvesting of commercial woodland has the potential to be free of income tax and there are various tax reliefs as a result of ownership. We strongly advise potential purchasers to consult with a financial advisor to discuss how this might be of benefit.

Purchase of Craigmuir allows the next owners the opportunity to shape and care for the woodlands for decades to come, creating a unique legacy in a picturesque part of countryside.

Sporting

Given restocking obligations, deer management will be important over the next 10 years, with roe stalking already carried out by the present owners. In addition to crop protection obligations, Craigmuir offers opportunities for rough shooting and has scope for the creation of a small family shoot. The sporting rights are to be sold with the property and there is no known lease or agreement in place.

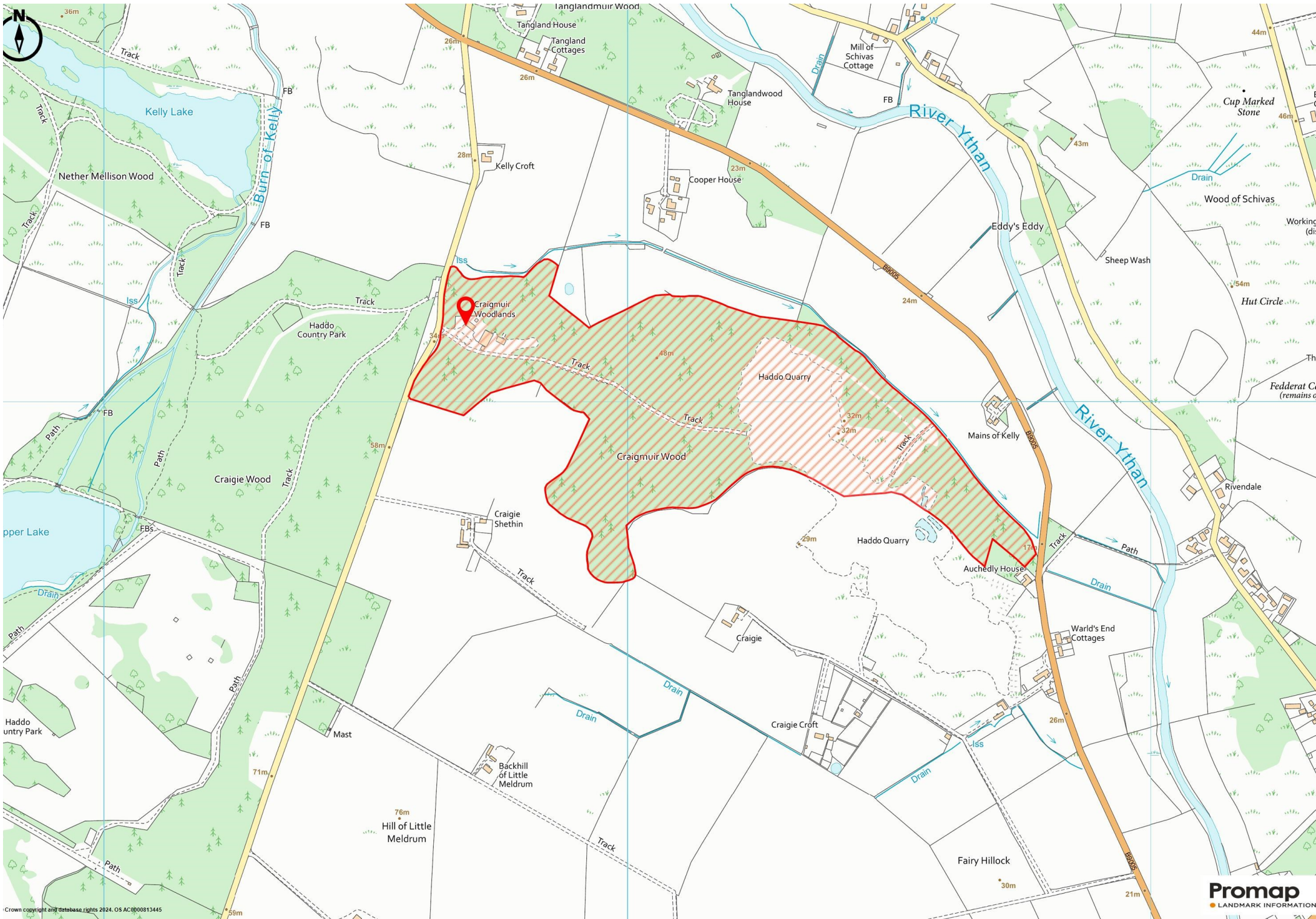
Former Quarry

Commercial excavations for sand and gravel ceased in 2012 however it is understood that there is further potential within the quarried area. This has not been confirmed, as such prospective purchasers would be required to carry out their own investigations and seek appropriate approvals.

Buildings

Buildings at Craigmuir consist of a single garage to the rear of the house (formerly a home gym), large garden shed/storage shed, double garage (one electric roller, one manual), lean too, general purpose shed with open ends, and one large versatile portal frame storage shed (with inspection pit and large sliding doors) which provides a large storage space complete with services (water and electricity).

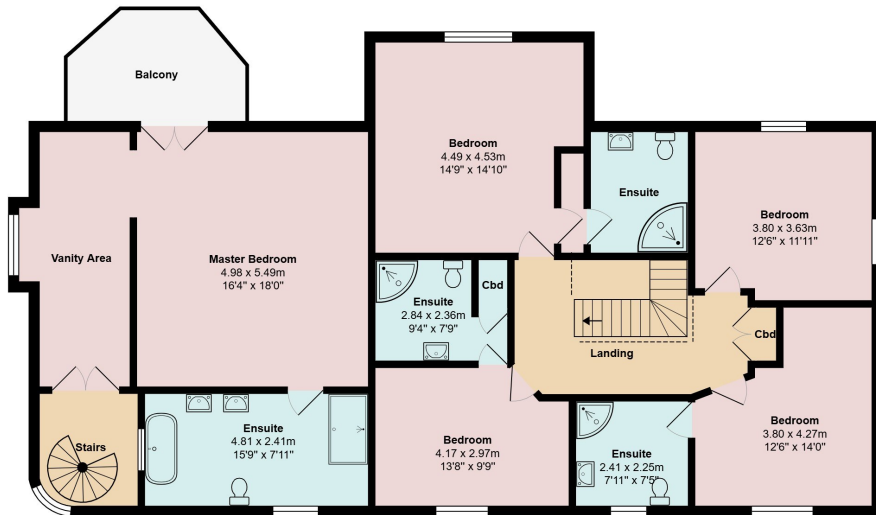
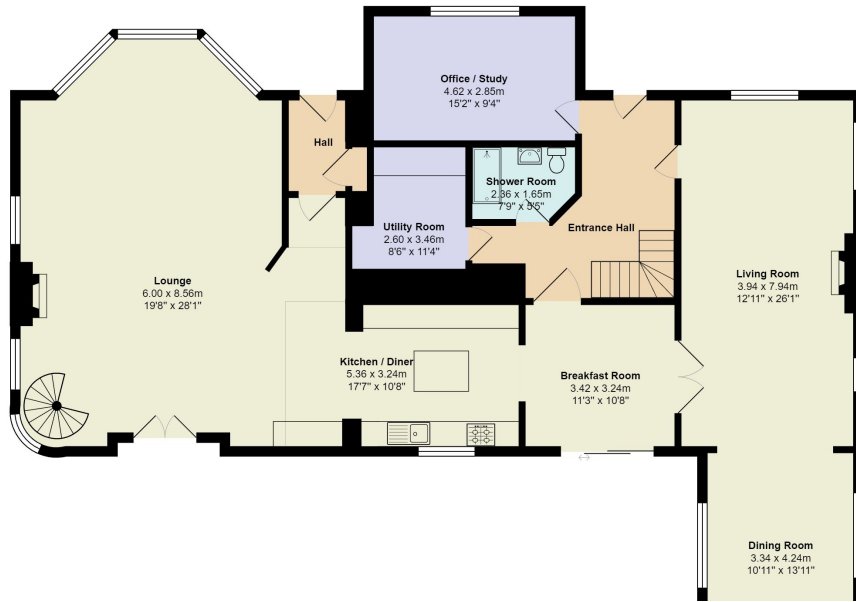




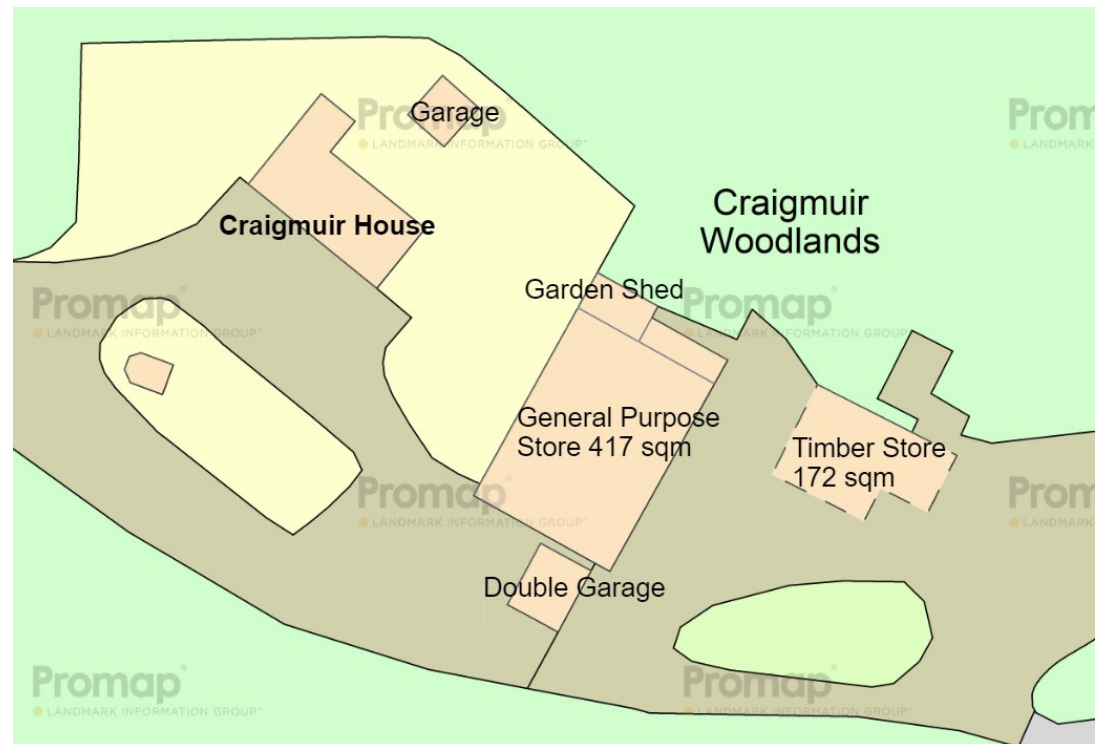




Craigmuir House



Area: 153.9 m² ... 1656 ft²



Property Details & Important Notices

Viewings By Arrangement Only:

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

Services: Private water and drainage, mains electricity.

EPC: D **Council Tax Band:** G **Entry:** By arrangement **Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned. **Access:** Private road runs through the Estate.

Local Authority: Aberdeenshire Council Gordon House, Blackhall Road, Inverurie AB51 4RY 03456081208

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 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. **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.



Source <https://www.bing.com/maps/> Map not to scale

Directions

Travelling from the centre of Ellon (Bridge Street), head north west on B9005 towards Station Road, turn left to stay on the B9005 for 1.7 miles. Turn right to continue on the B9005 for a further 2.7 miles, then turn left to stay on the B9005. Take another left to continue on the B9005 and after 1.8 miles take the next left. Drive for 0.4 miles and the Craigmuir House will be on your left hand side. The exact location can be seen on the above OS extract plan or using What3Word location: ///loaders.belt.perfectly

**ABERDEEN
&
NORTHERN
ESTATES**

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

James Presly

01467 623800

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