

An aerial photograph of a traditional stone house with a dark slate roof and two white-framed dormer windows. The house has a white front door and two windows with white shutters. It is surrounded by a large, well-maintained green lawn. To the left of the house is a large stone barn with a corrugated metal roof and two large blue doors. The property is bordered by a low stone wall and a tall, neatly trimmed hedge. In the background, there are rolling green hills and fields under a clear blue sky.

WEST KIRKHILL
MAUD, PETERHEAD, AB42 5NW

**ABERDEEN
&
NORTHERN
ESTATES**





Maud 2 miles

Peterhead 14 miles

Aberdeen 30 miles



WEST KIRKHILL, MAUD, PETERHEAD, AB42 5NW

A well presented smallholding situated in a peaceful location near Maud in Aberdeenshire with attractive modernised farmhouse, useful range of outbuildings and 20Ha (48 acres) or thereby of productive farmland. For sale as a whole or in 2 lots

Lot 1 - Offers Over £330,000 Lot 2 - Offers Over £100,000

As a whole - Offers Over £430,000



Viewing

By appointment with **Mr & Mrs Bonner - 07583482839** or the selling agents **Aberdeen & Northern Estates - 01467 623800**

Directions

From Ellon, travel north on the A948 for about 7 miles towards Auchnagatt. Upon entering Auchnagatt take the first right onto the B9030, signposted 'Stuartfield, Old Deer', pass through Auchnagatt and after travelling just over a mile turn left onto Bank Road at the signpost for 'Maud'. Continue on this road for about 1.5 miles and West Kirkhill is located on the right hand side. The exact location can be seen on the attached OS extract plan.

Situation

West Kirkhill is situated in a peaceful rural location with picturesque open views of the surrounding countryside, yet is within easy reach of local services and amenities. West Kirkhill is presented in excellent condition and would be ideally suited for smallholding, equestrian or rural living with a useful range of outbuildings and IACS registered farm land which surrounds the attractive farmhouse, garden and steading.

The village of Maud (2 miles) has a range of local amenities including a primary school, medical centre, shops and café with Mintlaw (5 miles) providing further services and secondary education. A wide range of supermarkets, shops, eateries and leisure facilities can be found in the towns of Ellon (11 miles) and Peterhead (14 miles). The 53 mile Formartine and Buchan Way can be found close by and is popular with walkers, cyclists and as an equestrian route. Aden Country Park at Mintlaw is also a popular attraction with scenic walking paths, the Aberdeenshire Farming Museum, café and outdoor events throughout the year.

Aberdeen is some 30 miles distant and provides retail, leisure and recreational facilities in the acknowledged Oil Capital of Europe. Aberdeen International Airport is located just north of the city 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.



Entry

By agreement

BPS Entitlements

BPS Entitlements are not included in sale price but are available by separate negotiation. All region 1.

Mineral Rights and Sporting Rights

Included in sale in so far as they are owned.

Local Authority

Aberdeenshire Council, Buchan Area Office, Buchan House, St Peter Street, Peterhead, AB42 1QF Tel: 01467 537259

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 - West Kirkhill

Dwellinghouse

West Kirkhill is a traditional one and a half storey property providing flexible 3 bedroom family accommodation. The property has been modernised in recent years and benefits from neutral décor and floor coverings whilst retaining attractive feature fireplaces. The farmhouse has uPVC double glazing throughout, oil fired central heating and the electrical installation was upgraded in 2019. The internal layout is shown on the attached floor plan, but in summary the accommodation comprises:

Ground Floor

Utility, Bathroom, Kitchen, Living Room, Dining Room, Sitting Room/Bedroom 3

First Floor

Bedroom 1, Bedroom 2 and Box Room.

The farmhouse overlooks well kept garden grounds to the front and beyond with scenic views of the surrounding countryside. The garden extends further to the rear and is mainly laid to lawn with mature shrubs, hedging and trees. A lean-to greenhouse at the side of the property will remain.

Services

Private Water, Private Drainage

Council Tax

Band B

Energy Performance Certificate

Band F

Outbuildings

West Kirkhill has a good range of useful and well maintained outbuildings, suitable for a range of purposes. The buildings, with approximate external measurements, comprise:

Traditional T-shaped steading	268m ²
General purpose shed	113m ²
Workshop/Stores	67m ²
Traditional byre	56m ²

Land

The land included with Lot 1 comprises 10.6ha (26 acres) or thereby of IACS registered farmland split into 4 field parcels as per the attached plan. The fields are currently in grassland

for grazing livestock and forage cropping and are fenced and served by water. The land is classified as Grade 3(1) and 3(2) by the James Hutton Institute and lies at an altitude of between 100m and 105m above sea level.

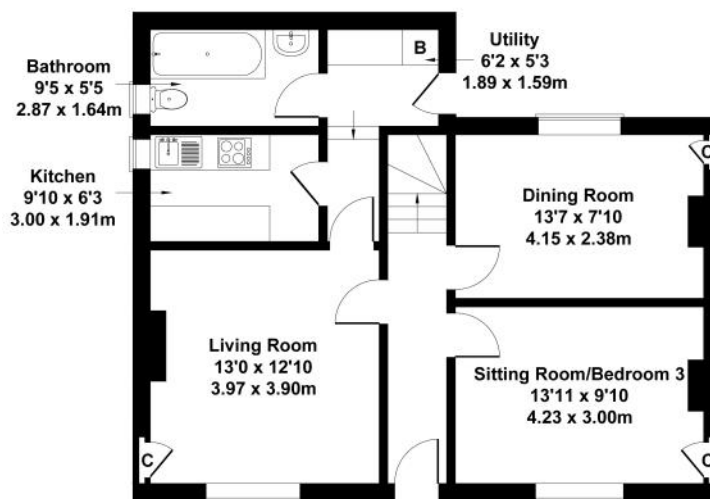
Lot 2 - Land at West Kirkhill

Lot 2 comprises a compact block of productive IACS registered land extending to 9ha (22 acres) or thereby split into 3 field parcels. The land is presently in grassland however has been in arable cropping with spring barley grown in 2020. The land is classified as Grade 3(2) by the James Hutton Institute and lies at an altitude of between 100m and 105m above sea level. The fields are fenced and watered and benefit from roadside access.

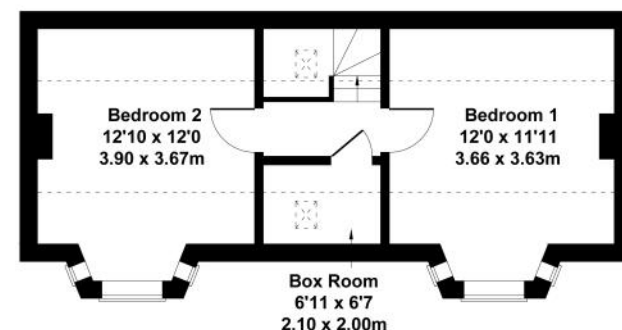


West Kirkhill, Maud AB42 5NW

Approximate Gross Internal Area
1119 sq ft - 104 sq m



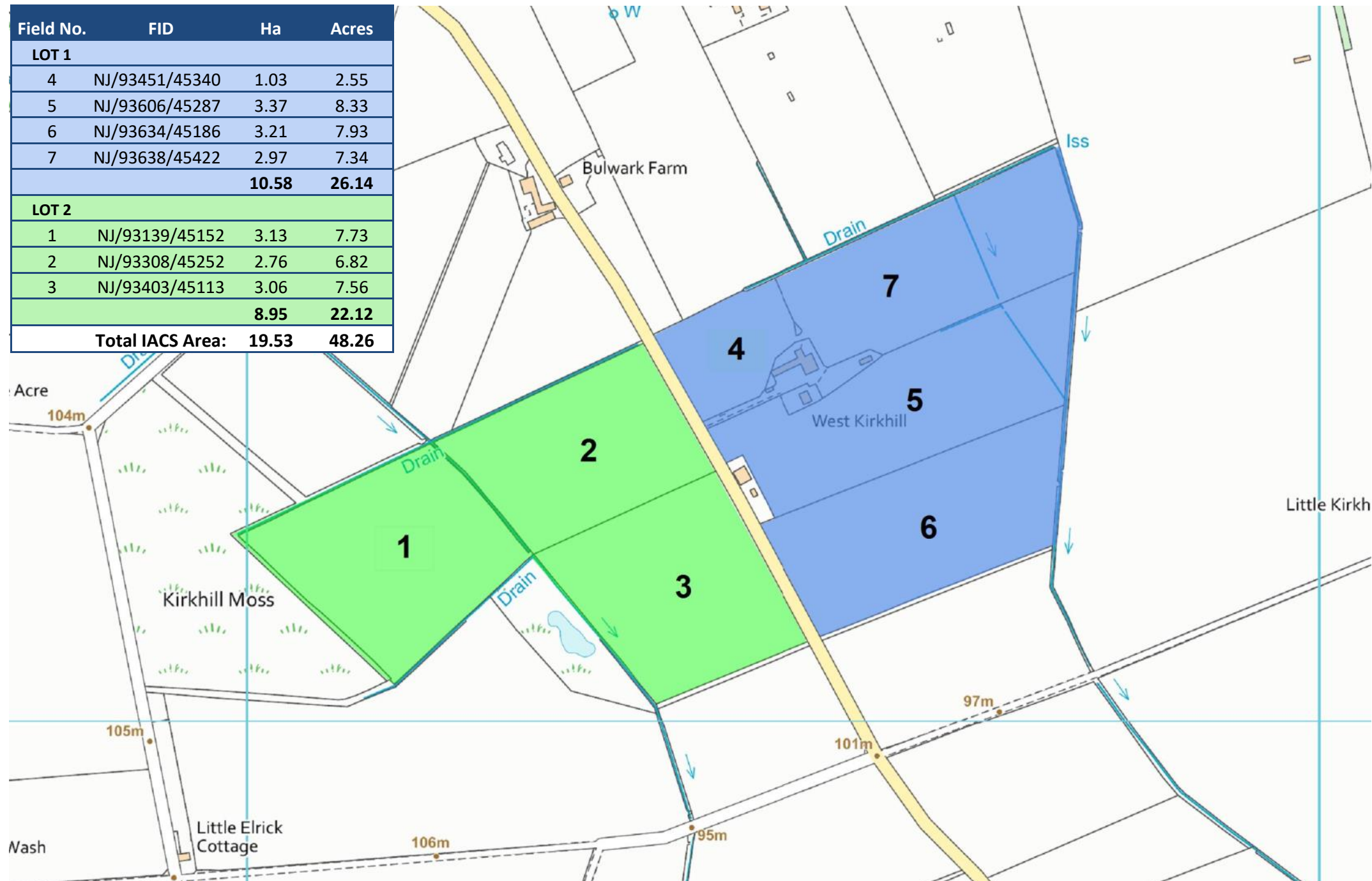
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Field No.	FID	Ha	Acres
LOT 1			
4	NJ/93451/45340	1.03	2.55
5	NJ/93606/45287	3.37	8.33
6	NJ/93634/45186	3.21	7.93
7	NJ/93638/45422	2.97	7.34
		10.58	26.14
LOT 2			
1	NJ/93139/45152	3.13	7.73
2	NJ/93308/45252	2.76	6.82
3	NJ/93403/45113	3.06	7.56
		8.95	22.12
Total IACS Area:		19.53	48.26





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.

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