

MILL OF FOVERAN FARMHOUSE AND LAND, FOVERAN, ELLON, AB41 6AF

Newburgh 2 miles

Ellon 5 miles

Aberdeen 11 miles

Rural Surveyors
Thainstone
Inverurie, AB51 5XZ
Tel: (01467) 623800
Fax: (01467) 623809
www.anestates.co.uk
estates@anmgroup.co.uk



Charming B-listed property offering excellent redevelopment potential in an accessible location, together with adjoining paddock extending to 3.25 acres or thereby.

To view or for further information please contact:

Aberdeen & Northern Estates
01467 623800
estates@anmgroup.co.uk

**OFFERS OVER
£120,000**



Directions

From Ellon take the A90 south passing Tippetty before taking the Newburgh B9000 exit. Turn right at the junction and then left at the roundabout. After approximately 1 mile turn left onto the road opposite Foveran Primary School. Mill of Foveran is situated a short distance further along the road as shown on the attached plan.

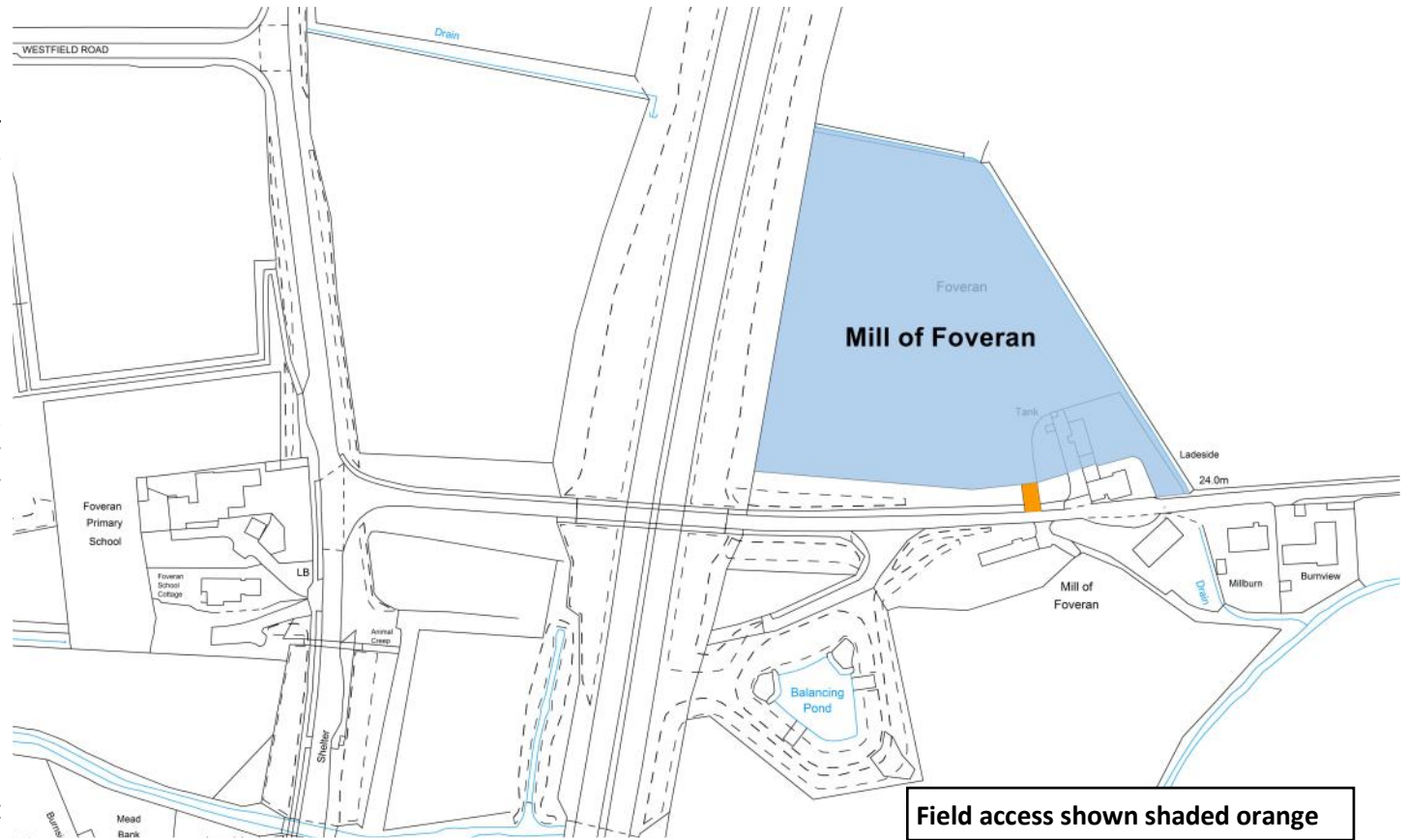
Situation

Mill of Foveran is situated on the outskirts of the village of Foveran, around 5 miles south of the town of Ellon and 11 miles north of Aberdeen. Primary education is provided at Foveran Primary School and secondary education at the modern Ellon Academy Community Campus which has a 25m swimming pool. Ellon provides a wide range of amenities and services including shops, supermarkets, restaurants and cafes. The coastal village of Newburgh is 2 miles distant and has a popular beach and golf course.

Mill of Foveran is ideally located for commuting to Bridge of Don, Aberdeen City centre or Dyce with the A90 trunk road/Aberdeen Western Peripheral Route (AWPR) within easy reach. Aberdeen provides excellent shopping facilities, cinemas, theatres, two universities, mainline railway station and International Airport located just north of the city.

Mill of Foveran Farmhouse and land

Mill of Foveran Farmhouse is a category B-listed property understood to date from the early 17th century. The property is in need of complete renovation however has lots of character and the potential to become an attractive family home, subject to obtaining the necessary planning permissions. Included is the adjoining fenced grass paddock extending to 3.25 acres or thereby which has a separate access from the public road.



Services

Mill of Foveran Farmhouse is understood to be connected to mains gas and electricity, mains water and private drainage. There is a water trough supplied by private water.

Clawback

The field included will be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of 20 years from completion of sale.

Entry

By agreement.

Local Authority

Aberdeenshire Council, Formartine Area Office, 29 Bridge Street, Ellon AB41 9AA

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.



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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