



**HILLBRAE FARM**  
**NEWMACHAR, AB21 0UN**

**ABERDEEN  
&  
NORTHERN  
ESTATES**



Newmachar 2 miles

Dyce 6 miles

Inverurie 11 miles

Aberdeen 10 miles

## HILLBRAE, NEWMACHAR, AB21 0UN

Conveniently located and well equipped farm property comprising a spacious dwellinghouse, excellent range of outbuildings and IACS registered land extending to 81.21ha (200.67acres) or thereby

For sale as a whole or in 3 lots

### Lot 1 - Hillbrae Farm

- 3 bed / 4 public room farmhouse with sun lounge
  - Excellent range of farmbuildings
- IACS registered farmland extending to 54.62 Ha (134.97 acres) or thereby

**Offers over £1,000,000**

### Lot 2 - Land at South

- Land extending to 15.37Ha (37.98 acres) or thereby
- Areas of woodland and grassland
  - Good roadside access

**Offers over £110,000**

### Lot 3 - Land at North

- Field 10 extending to 11.22Ha (27.72 acres) or thereby
- Grade 3(1)/3(2) productive arable land
  - Good roadside access

**Offers over £150,000**

**ABOUT 87HA (215 ACRES) IN ALL  
AS A WHOLE OFFERS OVER £1,260,000**



### Viewing

By appointment with Dr Goodge - 07760 381 159 or **Aberdeen & Northern Estates - 01467 623800**

### Directions

From the A92 B&Q roundabout at Bridge of Don, take the B999 road signed 'Udny', 'Pitmedden' & 'Tarves'. Proceed on this road for 6 miles crossing the AWPR flyover (A90), passing through Potterton and Whitecairns. Turn left where signed Hillbrae and the farm is accessed on the right hand side after a ¼ of a mile.

### Situation

Hillbrae Farm is situated in a peaceful rural location with good access to the city of Aberdeen and other main transport links including the Aberdeen Western Peripheral Route (AWPR). Situated 2 miles north east of Newmachar, the area is renowned for quality livestock and arable production and is well resourced with agricultural infrastructure including Aberdeen Grain (4 miles) and Thainstone Centre with auction mart at Inverurie.

Primary education is available in Cultercullen with Secondary education at Oldmeldrum. Newmachar has a range of amenities including local shops serving everyday needs, a hotel and pub, post office, community hall hosting activity groups, and other pursuits including two challenging golf courses. The business parks at Dyce and Bridge of Don as well as Aberdeen International Airport are easily accessible, making this the ideal commuter base.

### Entry

By agreement

### BPS Entitlements

BPS Entitlements not included in sale price but available by separate negotiation.

### Mineral Rights and Sporting Rights

Included in sale in so far as they are owned.

### Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie AB51 3WB. Tel: 03456 081208

### 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

#### Dwellinghouse

A traditional one and a half storey Aberdeenshire Farmhouse which has been tastefully extended to provide comfortable and spacious family accommodation over two floors. The internal layout is shown on the attached plan, but in summary comprises:

#### Ground Floor

Entrance, Dining room, Library/Study, Bedroom 3, Wine cellar, Store, WC, Bathroom, Living Room, Kitchen/Dining Room and Utility Room.

#### First Floor

Bedroom 1, Bedroom 2 and Shower room.

The property benefits from an attractive summerhouse and patio area in the garden, with an outdoor kitchen and BBQ area next to vegetable, flower and herb beds.

#### Services

Oil Fired Central Heating, Mains Water, Private Drainage

Council Tax  
Band E

Energy Performance Certificate  
Band D

### Farmbuildings

An excellent range of farm buildings with concrete yard area at Hillbrae extending to 3192 sqm or thereby. The buildings with approximate sizes include:

Dutch barn	(29.9m x 14.6m)
Polytunnel structure - no cover	(10m x 30.7m)
Store	(5.4m x 27.7m)
GP Machinery shed	(11.4m x 24m)
Cattle court with lean to	(13m x 35.2m)
Cattle court	(29.7m x 18.3m)
Steading	(27.4m x 6.4m)
U shaped steading with infill courts includes workshop facilities.	(852 sqm)

### Lot 1 - Land

The Lot 1 Hillbrae land comprises 18 fields of IACS registered farmland extending to 54.62Ha (134.97 acres) or thereby as per the attached plan. According to the Macaulay Institute for Soil Research the land is predominantly classified as grade 3(2) with small areas of grade 4 land. An area of woodland at Skellyhill to the east and extending to 1.78Ha (4.40 acres) is also included.

### Lot 2 - Land at South

The land to the south of the farm (Lot 2) extends to 15.37Ha (37.98 acres) or thereby comprising areas of woodland and grazing land. Formerly owned by the Scottish Agricultural Collage, this lot includes the site and former building with retractable roof of an observatory telescope.

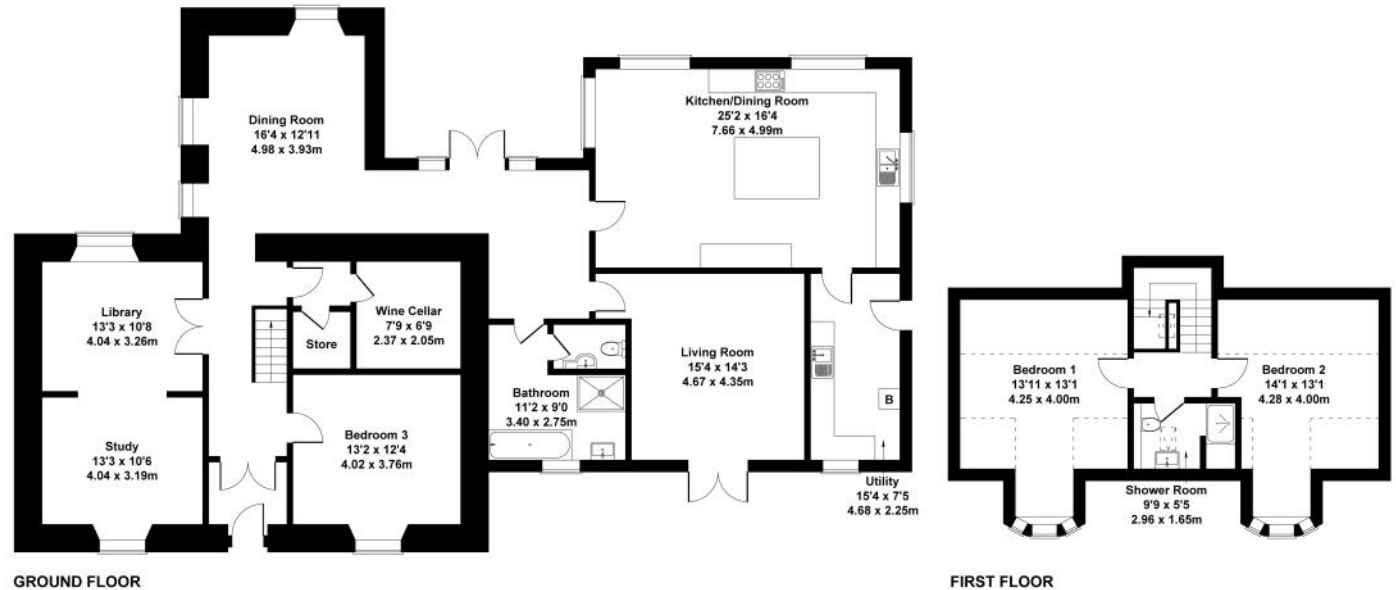
### Lot 3 - Land at North

Field 10 to the north comprises productive Grade 3(1)/3(2) arable land with good roadside access extending to 11.22Ha (27.72 acres) or thereby.

Hillbrae ranges in altitude from approximately 100 to 148m above sea level.

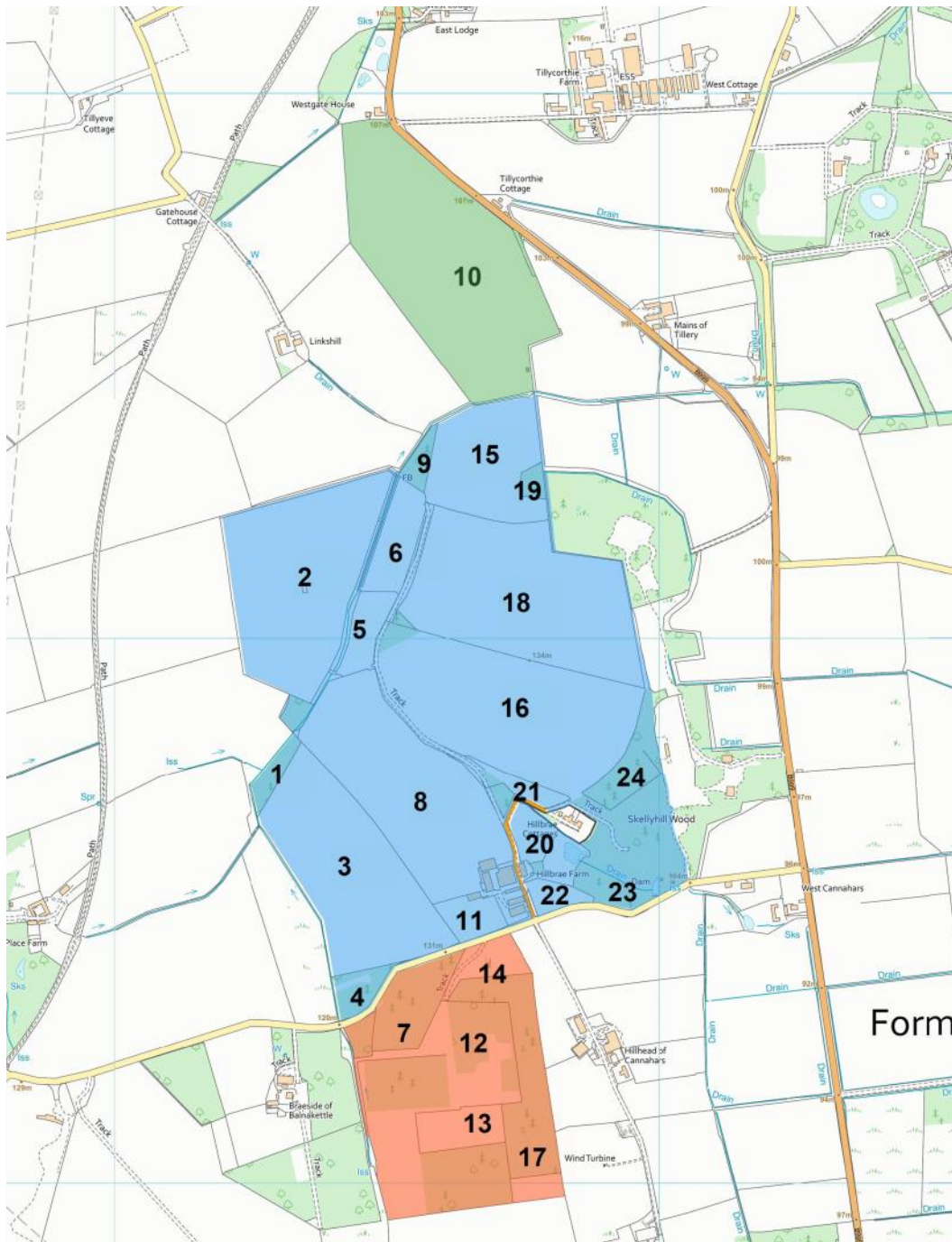
### Hillbrae, Newmachar, AB21 0UN

Approximate Gross Internal Area  
2669 sq ft - 248 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





FIELD NO.		HA	ACRES
1	NJ/90292/21752	0.48	1.19
2	NJ/90329/22099	8.11	20.04
3	NJ/90430/21567	7.40	18.29
4	NJ/90448/21355	0.67	1.66
5	NJ/90461/22014	0.89	2.20
6	NJ/90518/22181	1.34	3.31
8	NJ/90535/21728	7.88	19.47
9	NJ/90561/22323	0.38	0.94
11	NJ/90652/21485	0.72	1.78
15	NJ/90685/22323	3.92	9.69
16	NJ/90731/21856	8.97	22.16
18	NJ/90756/22080	9.20	22.73
19	NJ/90769/22285	0.24	0.59
20	NJ/90796/21622	1.23	3.04
21	NJ/90800/21707	0.37	0.91
22	NJ/90814/21523	0.50	1.24
23	NJ/90910/21540	0.69	1.70
24	NJ/90964/21702	1.63	4.03
<b>LOT 1 TOTAL</b>		<b>54.62</b>	<b>134.97</b>
7	NJ/90527/21324	2.22	5.49
12	NJ/90657/21258	8.27	20.44
13	NJ/90665/21105	1.14	2.82
14	NJ/90681/21397	0.79	1.95
17	NJ/90747/21198	2.95	7.29
<b>LOT 2 TOTAL</b>		<b>15.37</b>	<b>37.98</b>
10	NJ/90608/22694	11.22	27.72
<b>LOT 3 TOTAL</b>		<b>11.22</b>	<b>27.72</b>
<b>TOTAL IACS LAND</b>		<b>81.21</b>	<b>200.67</b>

# 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).

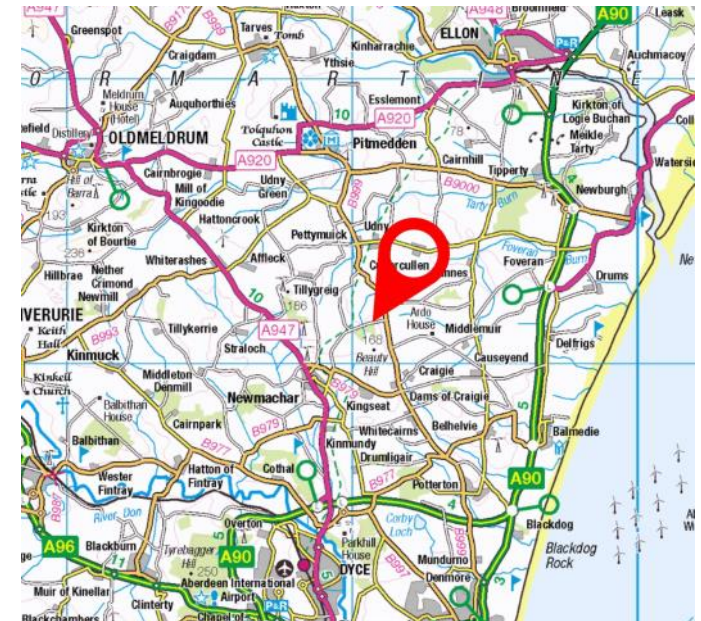
## Mis-representation

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: July 2023. Photographs: June 2023





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