

FOR SALE



# CONIECLEUGH FARM

CAIRNIE, HUNTLY, ABERDEENSHIRE AB54 4SL

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LAND AGENTS &  
CHARTERED SURVEYORS

# CONIECLEUGH FARM

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Huntly 4 miles, Inverurie 21 miles, Aberdeen 42 miles (Distances approximate)

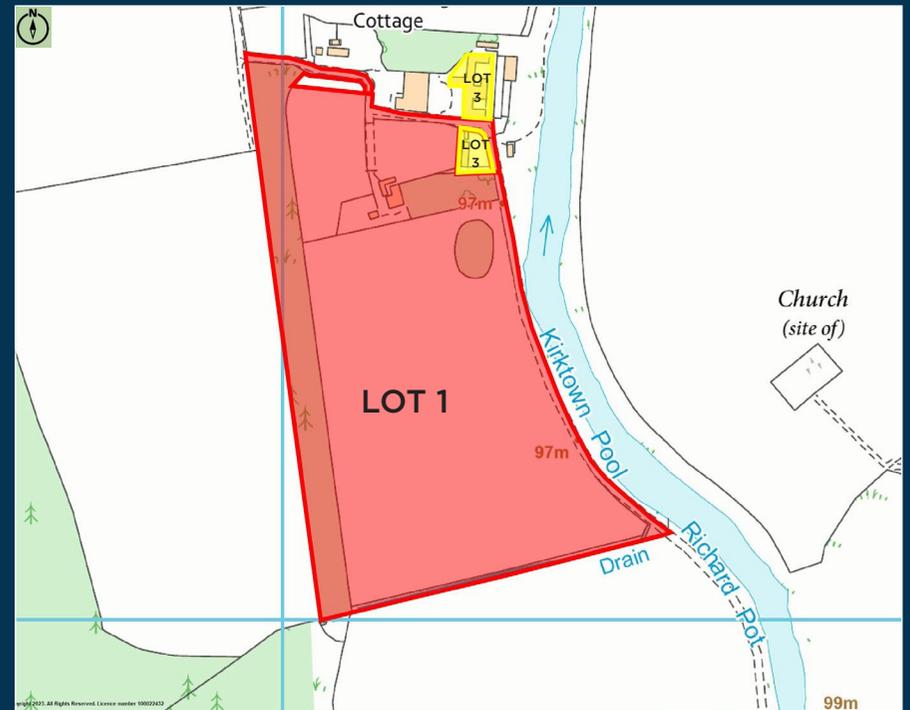
A charming country house located in an enchanting location adjacent to the River Deveron with approximately 35.53 hectares (87.79 acres) of productive, Grade 3.2 farmland and woodland.

The property includes a range of traditional buildings and two former farm cottages with scope for redevelopment creating the most fantastic lifestyle and business opportunity.

- **Five/six bedroom farmhouse.**
- **A pair of derelict former farm cottages.**
- **Range of buildings offering potential for redevelopment (subject to obtaining the necessary planning permissions).**
- **37.44 hectares (92.51 acres) in total.**

## FOR SALE AS A WHOLE OR IN THREE LOTS

(Subdivision of the lots may be considered and interested parties should contact the Selling Agent to discuss individual requirements)



Not to Scale – Indicative plan only.

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#### SITUATION

Coniecleugh really is a hidden gem, located at the end of a mile long track taken from the B9022 Huntly to Portsoy country road. This idyllic location is only 4 miles from Huntly which benefits from a good range of shops, cafes, restaurants, hospital, and leisure facilities. The town has both primary and secondary state schools whilst a range of private schools are available in Aberdeen which is approximately 42 miles to the south.

Huntly has a population of around 4460 (2004 census) and is renowned for its history being the home of the Gordon Highlanders regiment. The ruins of Huntly Castle, was the majestic home to one of the county's most prominent Catholic's, the Earls of Huntly. With a long history of prestige, the castle provided shelter to important figures including Robert the Bruce. Enhancing the area's rich past is Leith Hall. Just a short drive from the town, the manor house sits within its own substantial acre estate lined with beautiful gardens creating an air of tranquillity and freedom not far from the city. The local attractions of Glendronach Distillery and the Huntly Falconry centre are also located nearby.

Coniecleugh itself is steeped in history being the home of Major Walter Aitchison. The property is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in rural Aberdeenshire renowned for its unspoilt beauty. With the City of Aberdeen which has its own airport is within commuting distance this an ideal location for those wishing for a work and lifestyle balance.

#### DESCRIPTION

Coniecleugh is the most charming property set in a truly private location with beautiful views across the surrounding farmland and the River Deveron. The property feels spacious and remote whilst only being 4 miles from the centre of Huntly. The farm is approached via a long single-track driveway which is privately owned and only shared with a small number of neighbours. It is the most perfect lifestyle property with beautiful 5/6 bedroom farmhouse, a range of buildings affording potential for range of uses and a productive block of land all in view of the farmhouse. This idyllic location is a sanctuary for nature lovers with extensive native wildlife on the farm including, otters, heron, pine marten, wildcats, osprey, hares, deer and pheasants.

#### LOT 1 (RED) – 8.31 HECTARES (20.53 ACRES)

##### CONIECLEUGH FARMHOUSE

The farmhouse is very attractive traditional stone built family house set in a magnificent south facing position, looking down toward the River Deveron. Far reaching views across the farmland are enjoyed from the front of the house and all the south facing rooms; because of its open aspect, the house benefits from a wonderfully light and bright atmosphere and provides adaptable family accommodation in well-proportioned rooms. The house could benefit from some modernisation but is has been well maintained by the current owners who have retained so many of the original features including the fireplaces, deep skirtings, ornate corning, and wood panelling. Most notably the oil fired central heating boiler and storage tank has been replaced in recent months.

**The accommodation over two floor comprises:** Ground floor: spacious entrance hall; main hallway with access to all ground floor accommodation and sweeping staircase rising to first floor; drawing room with features including open fire with hardwood mantle, bay window with built in window seat, raised wainscotting, cornice and picture rail; Lounge/dining room with bay window, open fire with hardwood mantle and tile surround, ceiling cornice and picture rail; Study/snug with solid fuel stove and picture rail, Bathroom with feature rolltop bath, wc, wash hand basin and shower; Store cupboard/larder; Kitchen with Rayburn Royal, modern floor and wall units including central island unit, two ovens, integrated fridge and 4 hob gas stove; cupboard housing new oil central heating boiler, door to courtyard. 2 understairs cupboards; Stairs from kitchen to: Office/bedroom/playroom with lots of light via velux windows to the east and west.

**First floor:** Spacious landing; Master bedroom with views to south and east; Bedroom 2 with views to south; Bedroom 3 with views to east; Bedroom 4 looking over rear courtyard; Bedroom 5/nursery with wonderful views across the Deveron; Cloakroom with wash hand basin and WC. In total the property extends to approximately 273sq.m (See floor plans for room layout and dimensions).

#### EXTERNAL

The house is set in extensive garden grounds which are mainly to the north and east and laid to lawn with interspersed trees. Boundary hedging and stone dykes add shelter and interest to the garden whilst there is a large gravel parking area to the south providing ample parking for several cars. The River walk along the privately owned track is extremely picturesque and peaceful. There is a fantastic range of traditional outbuildings to the rear of the house including: Workshop; Old laundry with original laundry sinks; Store; Tack room and Woodshed with feature fireplaces and affording scope for a variety of uses including home office, gym or ancillary guest accommodation. To the west of the farmhouse is an attractive double garage (6.34m x 6.14m) built of concrete blocks, timber clad under a slate roof with a concrete floor.

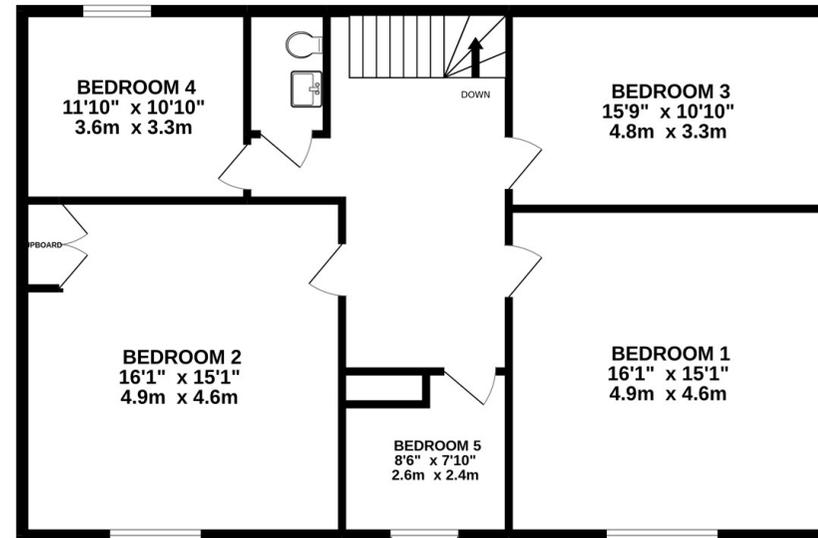
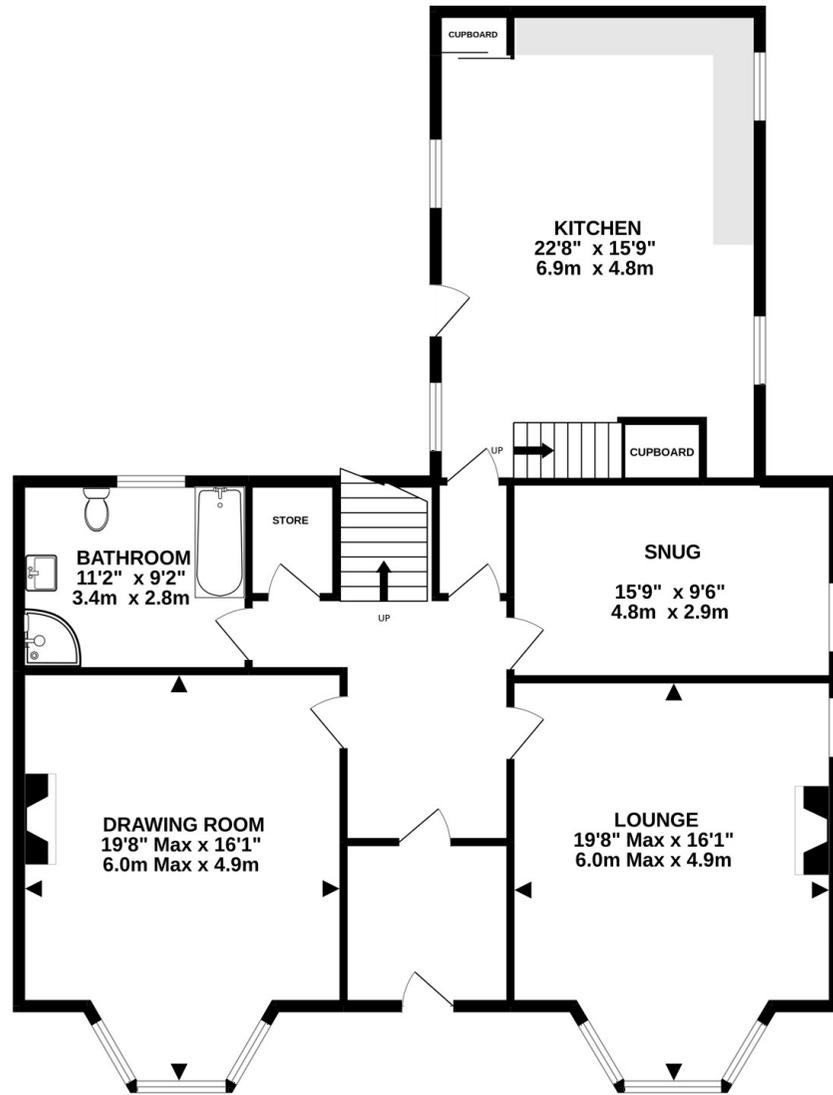
#### LAND

The sale of Lot 1 includes approximately 0.69 hectares (1.70 acres) of woodland and two fields which extend to 6.69 hectares (16.53 acres) in total. Both fields are classified as Grade 3.2 and are currently sown to grass albeit that the larger field has been cropped in the past. The strips of woodland around the house provide wonderful amenity and shelter for the property whilst the fields are ideal for grazing of horses and other livestock especially as they are overlooked by the Farmhouse.

#### LOT 2 (BLUE) – 28.94 HECTARES (71.51 ACRES)

##### LAND

The farmland within Lot 2 extends to 14.35 hectares (35.46 acres) and is divided into two principal fields that are located within one distinct block to the south of the farmhouse. All the land is accessed from a principal track which runs along the eastern boundary adjacent to the River Deveron. The land rises from 95m to 110m and is classified as Grade 3.2. Both fields are in arable rotation and currently contract farmed by a local family. It is envisaged that a similar arrangement may be possible with an incoming purchaser if required. Alternatively, the land would be an ideal addition to Lot 1 to create a smallholding or equestrian unit.



**TOTAL FLOOR AREA : 2939sq.ft. (273.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AREA SCHEDULE					
Lot No.	Number	Field Identifier	Description	Area	
				Hectares	Acres
<b>LOT 1 (Red)</b>	1a	House, Gardens & Woodland	Other	1.24	3.06
	1b	NJ/54039/43361	Grassland	0.66	1.63
	1c	Part NJ/54039/43361	Woodland	0.69	1.70
	1d	NJ/54126/43171	Grassland	5.45	13.47
	1e	Track	Other	0.27	0.67
	<b>SUB TOTAL</b>			<b>8.31</b>	<b>20.53</b>
<b>LOT 2 (Blue)</b>	2a	NJ/54217/42904	Arable	8.69	21.47
	2b	Woodland	Woodland	3.56	8.80
	2c	NJ/54226/42614	Arable	5.66	13.99
	2d	NJ/54293/42232	Woodland	10.03	24.78
	2e	Track	Other	0.10	0.25
	2f	Track	Other	0.11	0.27
	2g	NJ/54319/42033	Woodland	0.79	1.95
	<b>SUB TOTAL</b>			<b>28.94</b>	<b>71.51</b>
<b>LOT 3 (Yellow)</b>	3a	Traditional Buildings	Other	0.12	0.30
	3b	Cottages	Other	0.07	0.17
	<b>SUB TOTAL</b>			<b>0.19</b>	<b>0.47</b>
			<b>TOTAL</b>	<b>37.44</b>	<b>92.51</b>

### WOODLAND

The woodland within this lot extends to 14.38 hectares (35.53 acres) in total with the largest enclosure being no2(d) on the plan extending to 10.03 hectares (24.78 acres). This was formerly an arable field planted in 2001 under a Farm Woodland Premium Scheme, comprising a mixture of Scots pine, sitka spruce and broadleaves. It is noted that the larger blocks of woodland have now reached maturity and offer the opportunity for immediate timber income subject to obtaining the necessary consents.

### LOT 3 (YELLOW) - 0.19 HECTARES (0.47 ACRES)

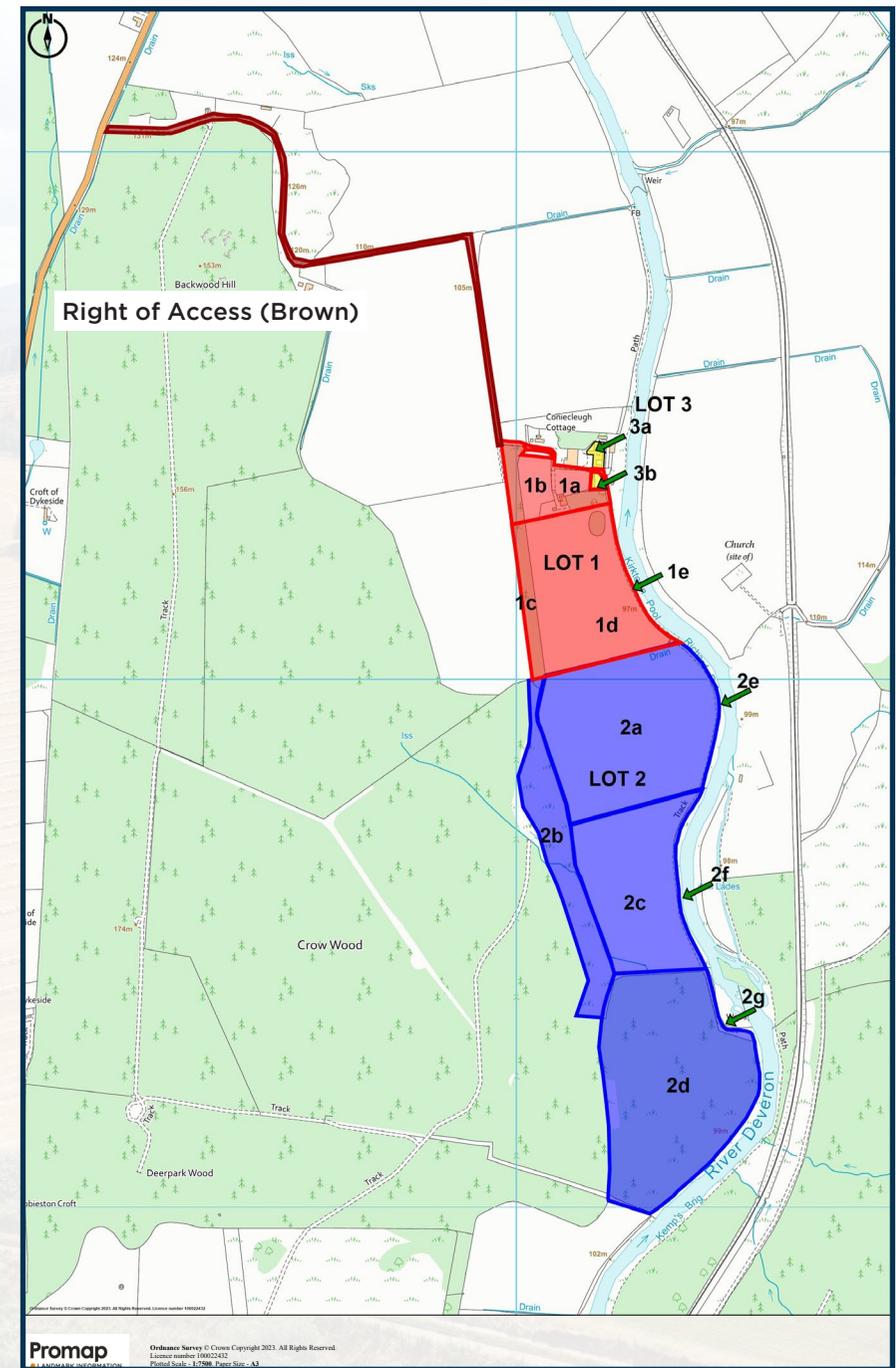
### COTTAGES

Situated to the east of the farmhouse, looking out towards the river is a pair of semi-detached traditionally built former farm cottages. These buildings require complete renovation and prospective purchasers are advised not to access the buildings whilst viewing. With such an idyllic location the cottages offer fantastic potential to create one or two houses or holiday homes (subject to obtaining the necessary planning permission)

Summary of Land Description	Area	
	Hectares	Acres
Arable	14.35	35.46
Grassland	6.11	15.10
Woodland	15.07	37.24
Buildings, amenity, tracks etc	1.91	4.72
<b>Total</b>	<b>37.44</b>	<b>92.51</b>

### OUTBUILDINGS

Also included within this lot is a range of traditional buildings located to the north of the cottages with a central concrete covered courtyard providing plentiful space for vehicle turning and parking. These buildings provide useful cover in their current form although could be used for a variety of purposes subject to obtaining planning permission. It is noted that the buildings to the east are specifically excluded from the sale (please refer to the sales plan for more information).



### **BASIC PAYMENT SCHEME ENTITLEMENTS**

There are 20.88 Region 1 entitlements available by separate negotiation. Further details are available from the Selling Agent.

### **INGOING**

In addition to the purchase price the Purchasers will be required to take over at valuation the items described below. The valuation will be made by two valuers, one representing the Vendors and the other the Purchasers. Failing agreement between the valuers, the valuation will be referred to the decision of a single Arbitrator to be appointed by mutual agreement and failing agreement by the President for the time being of the Royal Institution of Chartered Surveyors (Scottish Branch). Each party will be responsible for meeting its own valuation cost.

- 1) Any growing crops on the basis of the cost of seed, sowing, fertiliser, chemical and ancillary costs. CAAV costings will be used where relevant
- 2) All silage, hay, straw and other produce at market value.
- 3) All fertiliser, chemicals, seed, oils, fuels and other items in store not required by the Vendors at cost.
- 4) No claim will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values.
- 5) The Purchasers will not be entitled to make any claim or setoff whatsoever in respect of any dilapidation or other item or matter.
- 6) The Vendors shall be responsible for any rates, taxes and other burdens up to the date of Completion of Sale. Where necessary all rates, taxes and other burdens will be apportioned between the Vendors and the Purchasers as at the Completion Date.
- 7) The Purchasers will be responsible for ensuring that all cross-compliance requirements are met in full.

### **DIRECTIONS**

Travel north on the A96 from Huntly for approximately 1 mile before turning right on to the B9022 at the signpost for Portsoy. Continue through the forest for approximately 2 mile before turning right on to the farm road at the signpost for Coniecleugh. Follow the drive for approximately 1 mile before reaching the Farmhouse.

### **POST CODE**

AB54 4SL

### **WHAT3WORDS**

To find this location download and use the what3words app and enter the following 3 words: hillside.arrived. spearhead

### **MINERAL RIGHTS**

Insofar as these rights form part of the property title they are included with the sale. Further details are available from the Selling Agents.

### **SPORTING RIGHTS**

Shooting rights are included in the sale in so far as owned. It is noted that the fishing rights are owned by a third party and specifically excluded from the sale

### **SCOTTISH GOVERNMENT RURAL PAYMENT AND INSPECTIONS DIRECTORATE (SGRPID)**

Thainstone Court, Inverurie, AB51 5YA

Tel: 0300 244 6822



## **AUTHORITIES**

Aberdeenshire Council  
Gordon House, Blackhall Road  
Inverurie, AB51 3WB

Tel: 01467 533200

## **SERVICES**

The farmhouse benefits from a private water supply, with UV filter installed, mains electricity, oil fired central heating and private drainage to a septic tank. These services have not been tested and therefore there is no warranty from the agents. The water quality has recently been tested and the pass results can be provided upon request from the Selling Agent.

## **OUTGOINGS**

The council tax band for the farmhouse is F.

## **RIGHTS & EASEMENTS**

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include:

- A share in the cost of erecting and maintaining mutual boundary fences.
- A share in the cost of repair and maintenance of the track on a user basis.
- The farmhouse has its own septic tank located within the garden ground to the rear and is fully liable for future repair and maintenance costs. The cottages are likely to require a new sewage disposal system as would any potential development of the farm buildings.

## **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 and the purchaser shall be deemed to have satisfied himself 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.

## **FIXTURES & FITTINGS**

Any curtains and carpets within the house will be included within the sale.

## **HOME REPORT AND EPC**

The EPC Rating for the farmhouse is E and the Home Report Value is £580,000 (for the house, immediate outbuildings and derelict cottages only). Copies of both can be obtained from the Selling Agent upon request.

## **CLAWBACK CLAUSE**

Sale of the agricultural buildings will be subject to a clawback clause entitling the Vendors to 25% of the uplift in value for any non agricultural use for a period of 15 years. Further details available from the Selling Agents.

## **TENURE**

Freehold.

## **METHOD OF SALE**

The property is offered for sale as a whole or within two separate lots with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

## **SOLE SELLING AGENT**

FBRSeed, Rose Lane, Kelso, TD5 7AP. Tel: 01573 224381.

## **OFFERS**

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

## **VIEWING**

Strictly by appointment with the Selling Agents.

## **HEALTH & SAFETY**

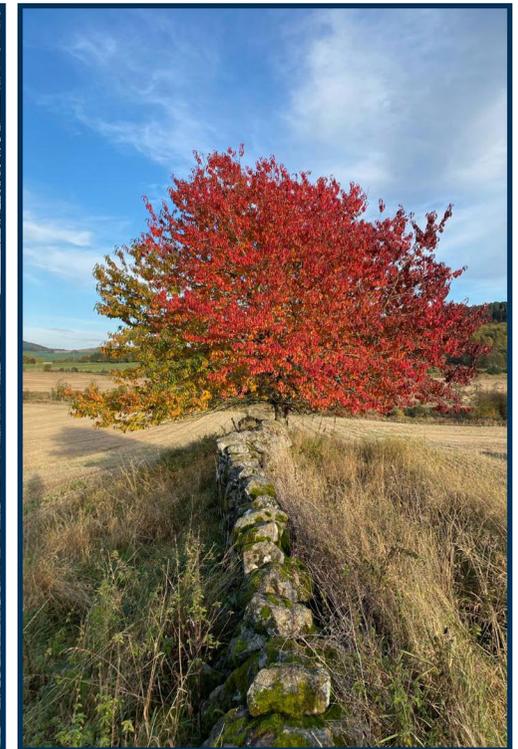
This property is an agricultural holding and appropriate caution should be exercised when taking access. In particular, we would ask that access is not taken to the farm cottages.

## **DATE OF ENTRY**

By mutual agreement

## **GUIDE TO INTERESTED PARTIES**

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in May 2023.



#### IMPORTANT NOTICE

FBR, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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