Balchimmy Farm

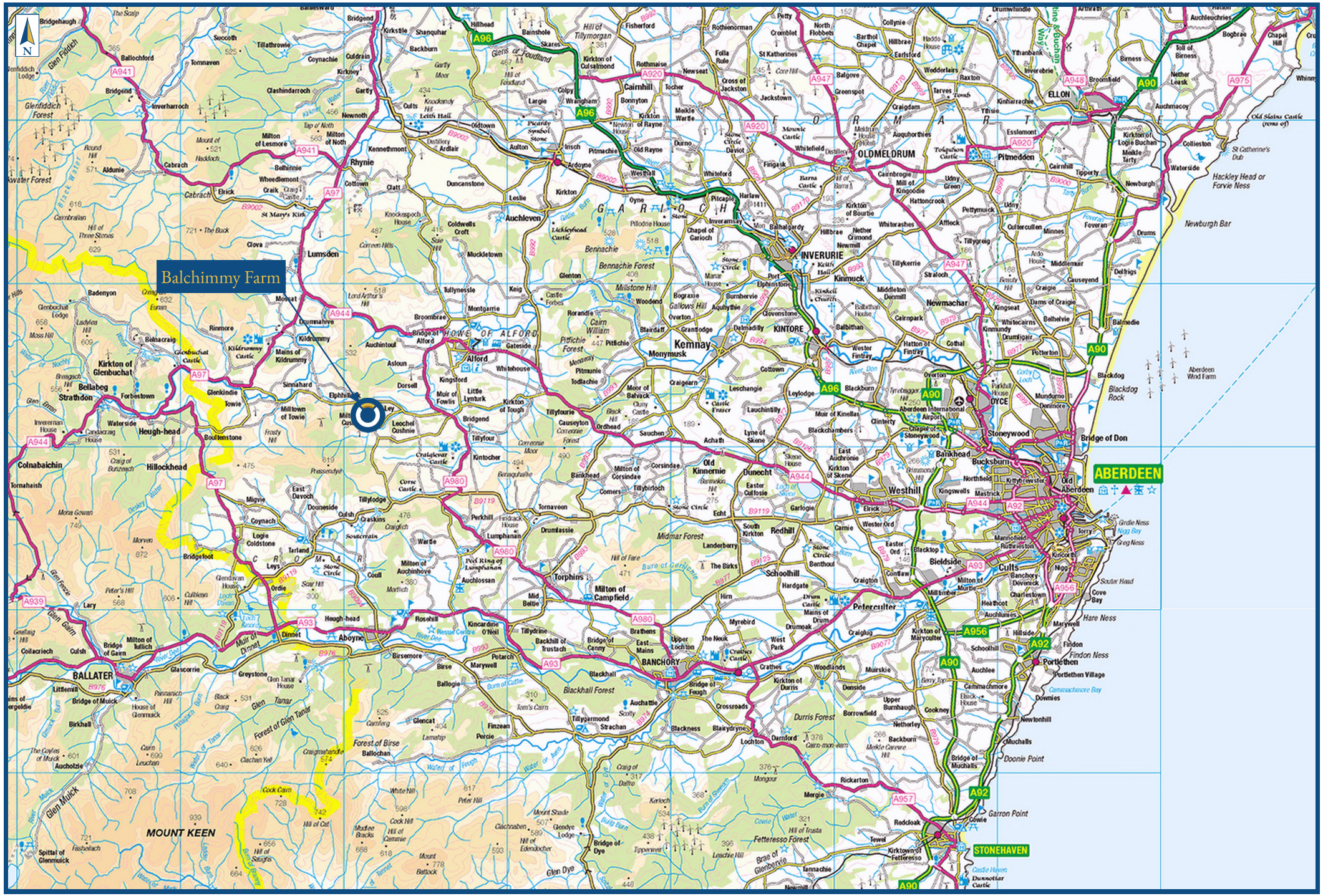
Milton of Cushnie | Aberdeenshire | AB33 8LE

Lots 1, 2 & 3 | 52.48 Hectares / 129.69 Acres



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LAND & FORESTRY GROUP



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Balchimmy Farm

52.48 Hectares / 129.69 Acres | Offered in Three Lots or as a Whole

A traditional farmhouse with planning consent for four new houses, a productive block of farmland with a modern steading, and a level grass paddock, near Alford in Aberdeenshire.

- Three-bedroom farmhouse in its own garden, with full planning permission for four new houses
- Consent granted by Aberdeenshire Council in March 2026 (ref. APP/2025/0665)
- 47.67 ha (117.81 acres) of free-draining arable and grassland, LCA Grades 4.1 and 4.2
- Modern steading with livestock building, general-purpose shed, machinery shed and silage clamp
- Level 4.20 ha (10.38 acre) grass paddock suitable for grazing or equestrian use

Lot	Hectares	Acres	Guide Price
Lot 1	0.61	1.50	Offers Over £150,000
Lot 2	47.67	117.81	Offers Over £700,000
Lot 3	4.20	10.38	Offers Over £60,000
As a Whole	**52.48**	**129.69**	**Offers Over £910,000**

Location

Balchimmy Farm occupies an attractive and accessible position near Cushnie in rural Aberdeenshire, in the gently rolling countryside south of the Howe of Alford. The market town of Alford lies approximately seven miles to the north, providing day-to-day services including shops, a primary school and secondary school. The city of Aberdeen, with its airport, mainline rail connections and full range of amenities, is around a 40-minute drive to the east.

The surrounding area is well-established farming country, characterised by a productive mix of livestock and arable enterprises, and the property sits within easy reach of agricultural merchants, contractors and markets serving the wider region. Despite its rural setting, the farm is conveniently placed for the towns of Inverurie and Huntly and the main road network, offering a rare combination of seclusion and connectivity.



Directions and Access

From Alford, head south on the A980 signed Muir of Fowlis. After approximately three miles, turn right onto the public road signed Ley. Turn left and follow the road for approximately one mile, where the entrance to Balchimmy Farm will be found as shown on the sale plan.
Postcode: AB33 8LE, please note that satellite navigation may not direct visitors precisely to the farm entrance.

The farm benefits from good, direct access off the public road network, well suited to the movement of agricultural machinery, livestock floats and large vehicles. Internally, a network of farm tracks provides serviceable access to the main blocks of land and steadings, allowing efficient day-to-day management across the holding.



Description

Lots 1, 2 and 3 extend in total to approximately 52.48 hectares (129.69 acres) and are offered for sale in three lots or as a whole, as shown on the sale plan.

The land is predominantly free-draining brown soils, classified by the James Hutton Institute as Land Capability for Agriculture Grades 4.1 and 4.2, and supports a mixed farming rotation. Recent management has included spring barley, temporary grass and Ecological Focus Area (EFA) fallow.

Lot 1 – Balchimmy Farmhouse, Buildings and Development Site (0.61 ha / 1.50 acres)
A traditional three-bedroom farmhouse set in its own garden, together with two adjoining general-purpose agricultural buildings of approximately 39m × 29m and 32m × 19m. The farmhouse extends to approximately 145 sq m (1,564 sq ft) and would now benefit from modernisation. Full details of the accommodation, with a floor plan, are set out on the following pages.

Lot 1 has full planning permission for the demolition of the farmhouse and buildings and the erection of four detached houses. A purchaser may therefore choose either to modernise the existing farmhouse or to implement the consented scheme. Further details of the planning permission are provided on page 9.

Lot 2 – Farmland and Steading (47.67 ha / 117.81 acres)
A substantial block of arable and grassland surrounding a modern farm steading. The buildings have concrete floors and corrugated sheet roofs, and comprise:

- **Silage clamp:** approximately 60m × 15m, with earth walls and a concrete floor.
- **Machinery shed:** approximately 20m × 6m, of steel portal-frame construction with concrete panel walls.
- **General-purpose building:** approximately 41m × 9m, of steel portal-frame construction with concrete panel and corrugated sheet walls.
- **Modern livestock building:** approximately 73m × 12m, of steel-frame construction with corrugated side walls.

Lot 3 – Level Grass Paddock (4.20 ha / 10.38 acres)
A level grass paddock suitable for livestock grazing or equestrian use.

Development potential
Lot 3 may offer potential for residential development, subject to obtaining the necessary planning consents. No formal investigations have been undertaken to establish this potential, and purchasers should make their own enquiries.







Lot 1 – Balchimmy Farmhouse













Lot 1 – Balchimmy Farmhouse

Balchimmy Farmhouse is a traditional two-storey farmhouse, originally dating from around the 1850s and substantially altered in the 1970s, of rendered construction under a slate roof. It sits in an enclosed garden, laid mainly to lawn, with open views over the surrounding farmland and hills.

The house extends to approximately 145 sq m (1,564 sq ft) and would now benefit from a programme of modernisation. The accommodation is shown on the floor plan opposite and comprises:

Ground Floor

- **Sitting room:** 5.26m × 3.99m, with fireplace.
- **Dining kitchen:** 4.11m × 3.53m, with fitted units and range cooker.
- **Conservatory:** 3.61m × 3.23m, opening onto the verandah and garden.
- **Utility room:** 2.41m × 1.88m, with separate WC.
- **Bathroom:** with bath, WC and wash hand basin.

First Floor

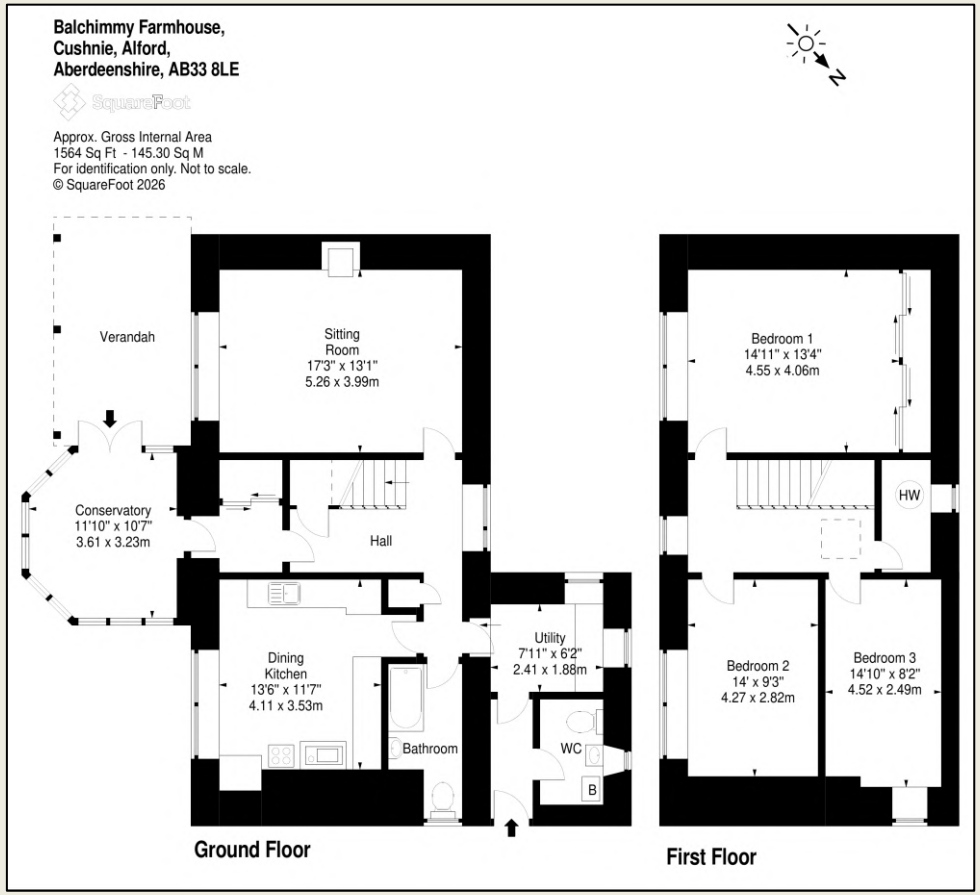
- **Bedroom 1:** 4.55m × 4.06m, with fitted wardrobes.
- **Bedroom 2:** 4.27m × 2.82m.
- **Bedroom 3:** 4.52m × 2.49m.

Services and Council Tax

Water: private supply. Drainage: private. Heating: oil-fired central heating. Council Tax: Band E.

Outbuildings

Two adjoining general-purpose agricultural buildings, of approximately 39m × 29m and 32m × 19m, are included in Lot 1.





Planning Permission — Lot 1

Full Planning Permission was granted by Aberdeenshire Council on 31 March 2026 (ref. APP/2025/0665) for the demolition of the existing farmhouse and agricultural buildings and the erection of four dwellinghouses at Balchimmy steading

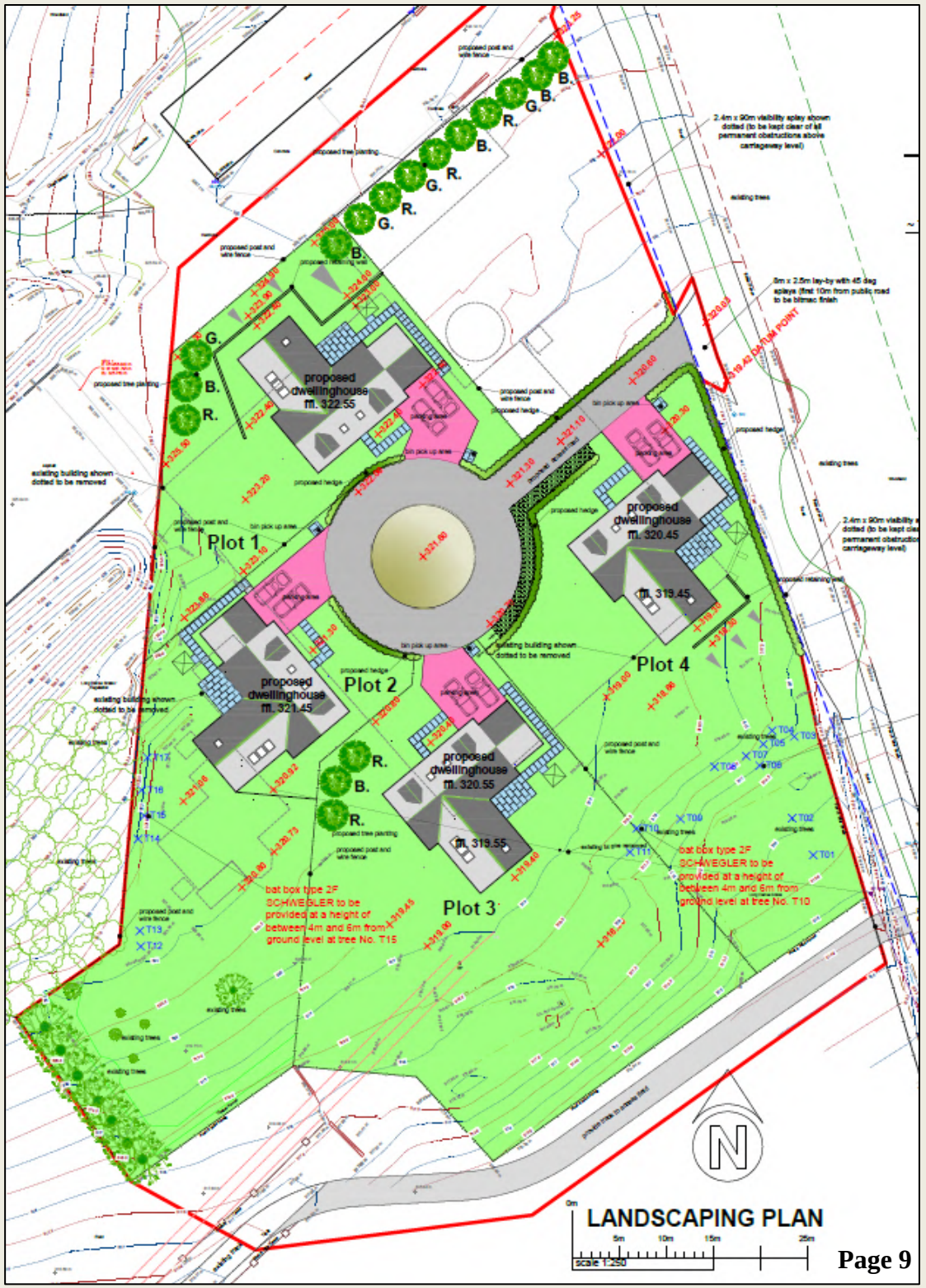
The consent provides for the regeneration of the steading. The permission replaces the farmhouse — originally dating from around the 1850s but substantially altered in the 1970s, together with disused 1960s/70s slatted cattle courts, adjoining sheds and associated agricultural infrastructure. In their place, four detached houses are consented, arranged in a traditional courtyard layout designed to sit comfortably within the rural setting. The combined footprint of the new houses is materially smaller than that of the buildings they replace, with the scheme delivering additional landscaping, new hedgerows and tree planting, and the removal of redundant hardstanding and silage towers.

The development is served entirely by private infrastructure appropriate to its rural location. Each plot has its own package sewage treatment plant discharging to soakaway, drawing on a private water supply serving the site, with sustainable drainage arrangements for surface water. Heating is provided by air source heat pumps, and each house benefits from electric vehicle charging provision, with the houses designed to a modern, energy-efficient standard incorporating photovoltaic panels. Vehicular access is taken from the adopted road along the eastern boundary via a new access and lay-by, with parking and turning within each plot.

The houses are two-storey in form, finished in buttermilk render with anthracite grey Cedral cladding, natural slate roofs, and anthracite grey windows, doors and rainwater goods. Plots 3 and 4 provide generous four-bedroom family accommodation over two floors, with an integral garage, open-plan family and dining space, a separate lounge and dining room, and en-suite and family bathrooms at first floor. Approved plans are also in place for plots 1 and 2, offering a purchaser a consented scheme across all four plots.

The permission runs for three years from the date of decision, lapsing on 31 March 2029 unless development is begun within that period. It is subject to standard conditions for a rural development of this type, including access visibility splays, a contaminated land investigation and private water treatment for each house.

Full details of the consent, approved plans and conditions are available from the Selling Agents upon request. The consent need not be implemented, and a purchaser may instead choose to retain and modernise the existing farmhouse (see pages 7 and 8).



BPS Entitlements

The vendor's Basic Payment Scheme entitlements will be transferred to the purchaser at completion. Further details, including the number and region of entitlements, are available from the selling agents.

Boundaries

Neighbouring boundaries are to be maintained to a stockproof condition with neighbouring land owners at 50:50 basis.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens within the Titles.



Mineral Rights

The mineral rights are included in the freehold sale in so far as they are owned.

Sporting Rights

The sporting rights are unlet and included in the sale.



Viewing

The land may be viewed at any time during daylight hours, so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards on a working farm when viewing. Viewing of the farmhouse and buildings is strictly by appointment.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer. Lots 1, 2 and 3 are offered for sale individually or as a whole.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Sole Selling Agents

GOLDCREST Land & Forestry Group
18 Great Stuart Street Edinburgh EH3 7TN
Tel: 0131 3786 122
Email: office@goldcrestlfg.com
Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Seller's Solicitors

Brodies LLP
58 Morrison Street, Edinburgh EH3 8BP
Tel: 0131 656 3748
Ref: Graeme Leith

Area Measurements

Recent management measurements indicate that Lots 1, 2 and 3 extend in total to 52.48 hectares (129.69 acres). The property will be sold as per the Titles.

Authorities

Scottish Government
Agriculture and Rural Economy
Thainstone Court
Inverurie
AB51 5YA
Tel: 0300 2446822

Aberdeenshire Council
Gordon House
Blackhall Road
Inverurie
AB51 3WB
Tel: 01467 533200

Financial Guarantee/Anti-Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

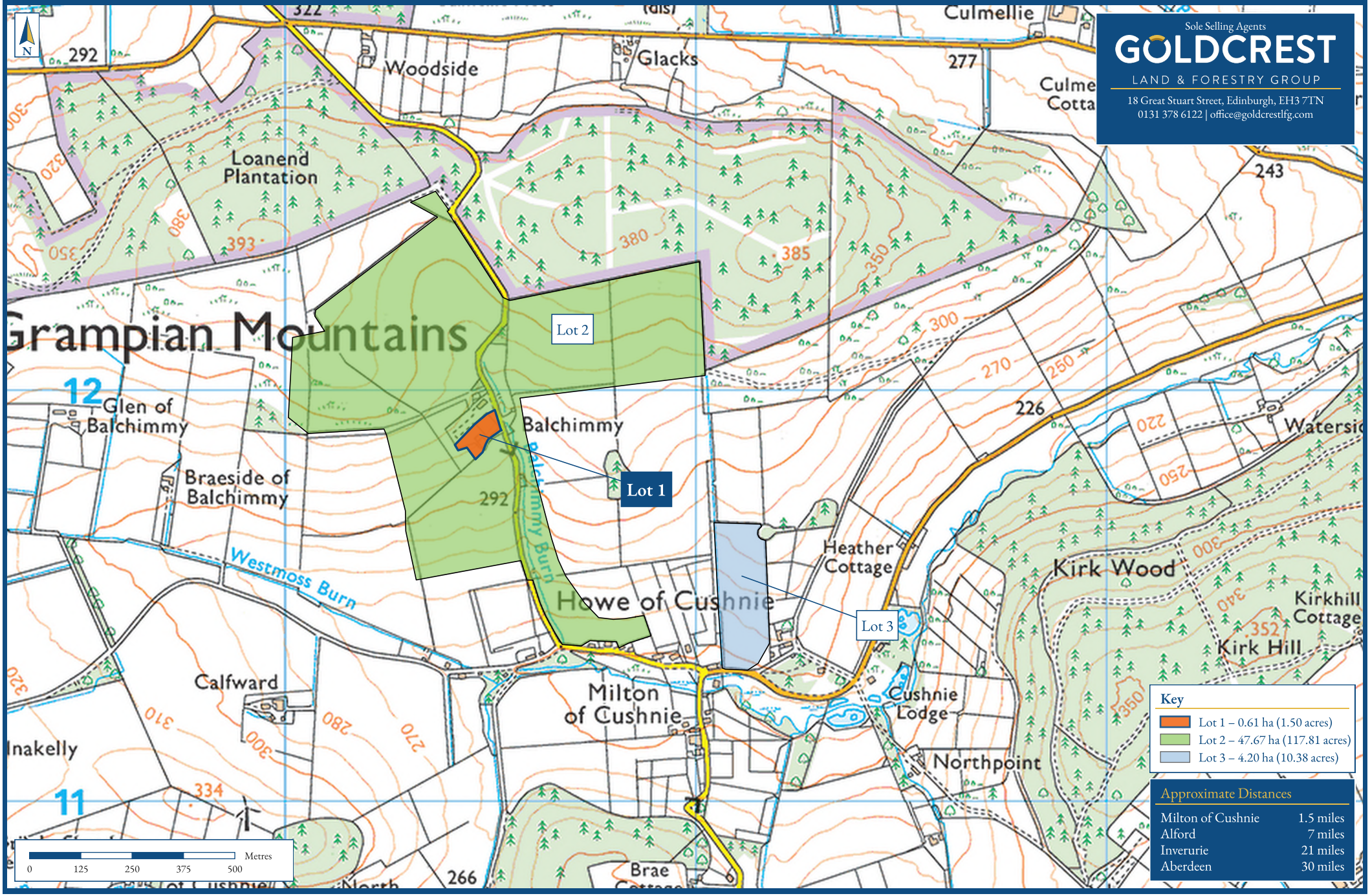
Additional Land & Information

Additional parcels of land may be available by separate negotiation.

Further information, including additional photographs of the farmhouse, is available from the Selling Agents upon request.

A field schedule and sale plan are available within the additional information pack from the Selling Agents upon request.

Balchimmy Farm – Lots 1, 2 & 3, Milton of Cushnie, Aberdeenshire



Sole Selling Agents

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LAND & FORESTRY GROUP

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Key

- Lot 1 – 0.61 ha (1.50 acres)
- Lot 2 – 47.67 ha (117.81 acres)
- Lot 3 – 4.20 ha (10.38 acres)

Approximate Distances

Milton of Cushnie	1.5 miles
Alford	7 miles
Inverurie	21 miles
Aberdeen	30 miles

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