



BACKHILL OF AUQUHADLIE

AUCHNAGATT, ELLON

"An excellent opportunity to take on a **rural renovation project**, including a **traditional three-bedroom farmhouse and number of outbuildings**, situated in a **private and peaceful south-facing setting** in eastern Aberdeenshire "

Backhill of Auquhadlie

what3words location: ///watched.typically.acoustics



For Sale as a whole:

Offers Over £100,000

Property Highlights

- + Traditional south-facing 3-bedroom farmhouse in need of renovation
- + Useful storage shed and other outbuildings in poor condition set in site extending to 0.9 acres
- + Private rural location accessed off the A948 Auchnagatt to Ellon road

Location and Situation

For those looking for a rural renovation project with space and potential, situated in a private and peaceful south-facing location between Auchnagatt and Ellon, Backhill of Auquhadlie could be the perfect match.

The property is situated in eastern Aberdeenshire, located at the end of a private track leading east and then north from the A948 road. Heading north, the small village of Auchnagatt with local primary school can be found situated less than three miles from the property. The nearest town is Ellon, found a short distance (6 miles) to the south, where more extensive facilities are located, including secondary school, supermarkets, hospitality venues as well as leisure and sporting facilities.

This part of Aberdeenshire, as well as the wider region, plays host to a range of leisure and recreational opportunities. The Buchan and Formartine Way, extending to 53 miles in total, is located just one mile west of the property and comprises an excellent off-road walking, trail riding and cycling path. Also nearby are the historic Aden and Haddo Country Parks to the north and south respectively, as well as the stunning coastline to the east packed with rocky cliffs and sweeping sandy beaches alike.

The city of Aberdeen is located to the south of Ellon and has a plethora of amenities and transport links befitting of the Energy Capital of Europe. These include excellent road and rail links south as well as national and international flight connections.

Directions

From Ellon, take the A948 road north following signs for Auchnagatt and New Deer. Follow this road for approximately five miles until you reach the access road on your right to Upper Auquhadlie and beyond, directly after a sign pointing left for 'West Auquhadlie'. Follow this track for approximately 0.4 miles, then turn left to take the track north to Backhill of Auquhadlie.

Distances

Auchnagatt 2.8 miles Ellon 6 miles Peterhead 14.2 miles Aberdeen 23 miles

Backhill of Auquhadlie, Auchnagatt, Ellon, Aberdeenshire, AB41 8UU

Dwellinghouse - 78 sqm (Gross internal floor area)

The farmhouse at Backhill of Auquhadlie is a three bedroom farmhouse of traditional stone and slate construction. Although the farmhouse requires complete renovation and modernisation, it allows a potential purchaser to create a home of their own design and imagination. Entering the property through the front entrance, the living room with traditional woodburning stove is found on your right, with the spacious kitchen on the left. Also on the ground floor are the bathroom, including a bath with shower-over, and third bedroom. The first floor of the house comprises two bedrooms, with each enjoying a bright south-facing aspect across the property and rolling farmland beyond.

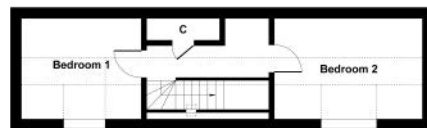
EPC: Band G **Windows & Doors:** uPVC/partial double glazing **Water:** Private **Council Tax:** Band B **Heating:** Oil fired central heating (GF) **Drainage:** Private **Home Report:** Available on website.



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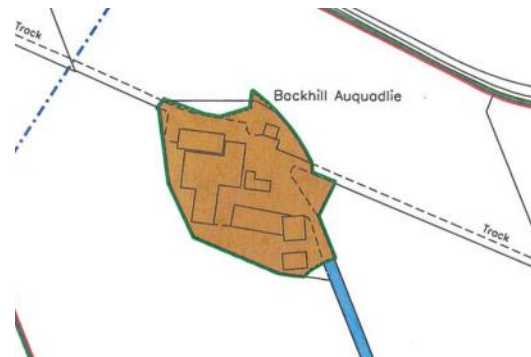


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Outbuildings / Land

The outbuildings at Backhill of Auquhadlie comprise a number of agricultural buildings, most of which are of block and corrugated construction and some of which are in a dilapidated condition. These include a large storage shed to the north-west of the house, a smaller shed with lean-to to the south-east of the house, as well as a collapsed cattle building that requires to be demolished and removed.

This site extending to 0.9 acres or thereby offers an excellent opportunity for redevelopment for a variety of uses in a private and scenic setting.

Property Details & Important Notices

Local Authority: Aberdeenshire Council, Formartine House, Union Street, Ellon, AB41 9BA

Entry: By mutual arrangement.

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

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.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

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.

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).



Stipulations

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 Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

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. **Apportionments:** All outgoings 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. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, 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: Sept. 2025. **Photographs taken:** Sept. 2025.

Viewing strictly by appointment

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&
NORTHERN
ESTATES**

To view this property or for further information,
contact the selling agents:

Aberdeen & Northern Estates

01467 623800

estates@anmgroupp.co.uk



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Aberdeen & Northern Estates Ltd
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ
01467 623800
estates@anmgroupp.co.uk
anestates.co.uk