

**ABERDEEN  
&  
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# BANKHEAD HOUSE & KENNELS, AUCHTERLESS, TURRIFF, AB53 8BD

Auchterless 1 mile

Turriff 8 miles

Inverurie 14 miles

Aberdeen 30 miles



**Offers Over  
£425,000**

An attractive 4-bedroom property with a highly rated boarding kennel business set within the peaceful Aberdeenshire countryside with excellent transport links nearby.

For sale as a whole.

To view or for further information please contact:

Mr J Innes - 07825916585

or

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### Directions

From Inverurie, travel North on the B9001 road towards Rothienorman. Continue on this road for around 11 miles passing through Rothienorman and then turn right onto the B992 signposted to 'Auchterless 2 miles'. Travel on the B992 for just over a mile and then turn left where Bankhead Kennels can be found a short distance along the road on the left hand side. The exact location of the property is shown on the attached OS plan.

### Situation

Bankhead House and Kennels is situated in a peaceful rural setting close to the village of Auchterless in Aberdeenshire. The property sits beside a minor road which provides excellent transport links to the surrounding area. Bankhead House and Kennels is surrounded by agricultural land and a small wooded area leading to the River Ythan which flows to the north west of the property. Auchterless (1 mile) is a picturesque rural community with a village hall, parish church and primary school, with the larger villages of Rothienorman (3 miles) and Fyvie to the east (6 miles) providing local services and amenities.

The market town of Turriff is only 8 miles distant from Bankhead House and provides a wide range of shops, facilities and services including a supermarket, secondary education, swimming pool and an 18 hole golf course. The town is also host to the annual Turriff Show, the largest two-day agricultural show in Scotland.

The surrounding area has an array of recreational opportunities for walking, trekking and sporting including fishing on the River Ythan and the 53 mile Formartine and Buchan Way. The historic Fyvie Castle, a National Trust for Scotland property, is a popular local attraction with castle tours, tea room and walks around a picturesque loch and garden grounds. The north east of Scotland is also famed for its Castle and Whisky trails.

The City of Aberdeen, approximately 30 miles distant to the south, can be reached in under an hour by car (rush hour excepted) and provides a theatre, two universities and shopping facilities far surpassing most other cities of its size. It also has a range of wider transport links including a mainline railway station and Aberdeen International Airport.



### Services

Private Water, Private Drainage, Mains Electricity

### Council Tax

Band D

### Energy Performance Certificate

Band F

### Local Authority

Aberdeenshire Council, Formartine Area Office, 29 Bridge Street, Ellon, AB41 9AA Tel: 01467 538439

### Entry

By arrangement.

### 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

Bankhead House is an attractive, traditional detached property which provides spacious 4-bedroom accommodation over two floors. Internally, the property is very well appointed and has been tastefully modernised over recent years whilst still retaining its charming character. The accommodation in summary comprises:

### Ground Floor

Porch, Lounge, Kitchen, Dining Room, Office, Shower Room and Utility Room

### First Floor

Double Bedroom 1, Double Bedroom 2, Double Bedroom 3, Bedroom 4 and a family Bathroom

The property has oil central heating and double glazing throughout the house installed in 2001 as well as the house being fully re-wired around this time. The Lounge benefits from a multi-fuel burner within the original fireplace and the Dining Room also hosts an original fireplace.

Outside, there is a large secluded patio area providing a private outside space from the rest of the property.

The Home Report for the dwellinghouse is available to view at [www.anestates.co.uk](http://www.anestates.co.uk)

### The Kennels

Bankhead Kennels has been run as a successful luxury boarding kennels for around 10 years, with the current owners having built a highly regarded facility welcoming all canine breeds for short, medium and long-term accommodation.

The kennel block is a high standard, purpose-built building providing 16 modern single and family-sized kennels complete with under floor heating and individual runs attached to the sleeping area. The building has a well-equipped administration block with reception, office, washroom/WC and kitchen. There is a also a separate isolation kennel. Externally, there is a large, secure pet exercise area with hypoallergenic artificial grass surface and timber sheds for storage. There is ample parking for both the house and the kennels which are easily accessible from the public road.

Bankhead Kennels presents an excellent business opportunity, with an established client base of repeat and referral customers from a wide catchment area together with its



reputation for providing a high quality service. The Kennels are fully licensed by Aberdeenshire Council and the business has a Rateable Value of £8,700.

Full trading information from the sellers can be made available after a formal viewing has taken place. The business is well fitted throughout and a valuable inventory of equipment can be negotiated in the sale.

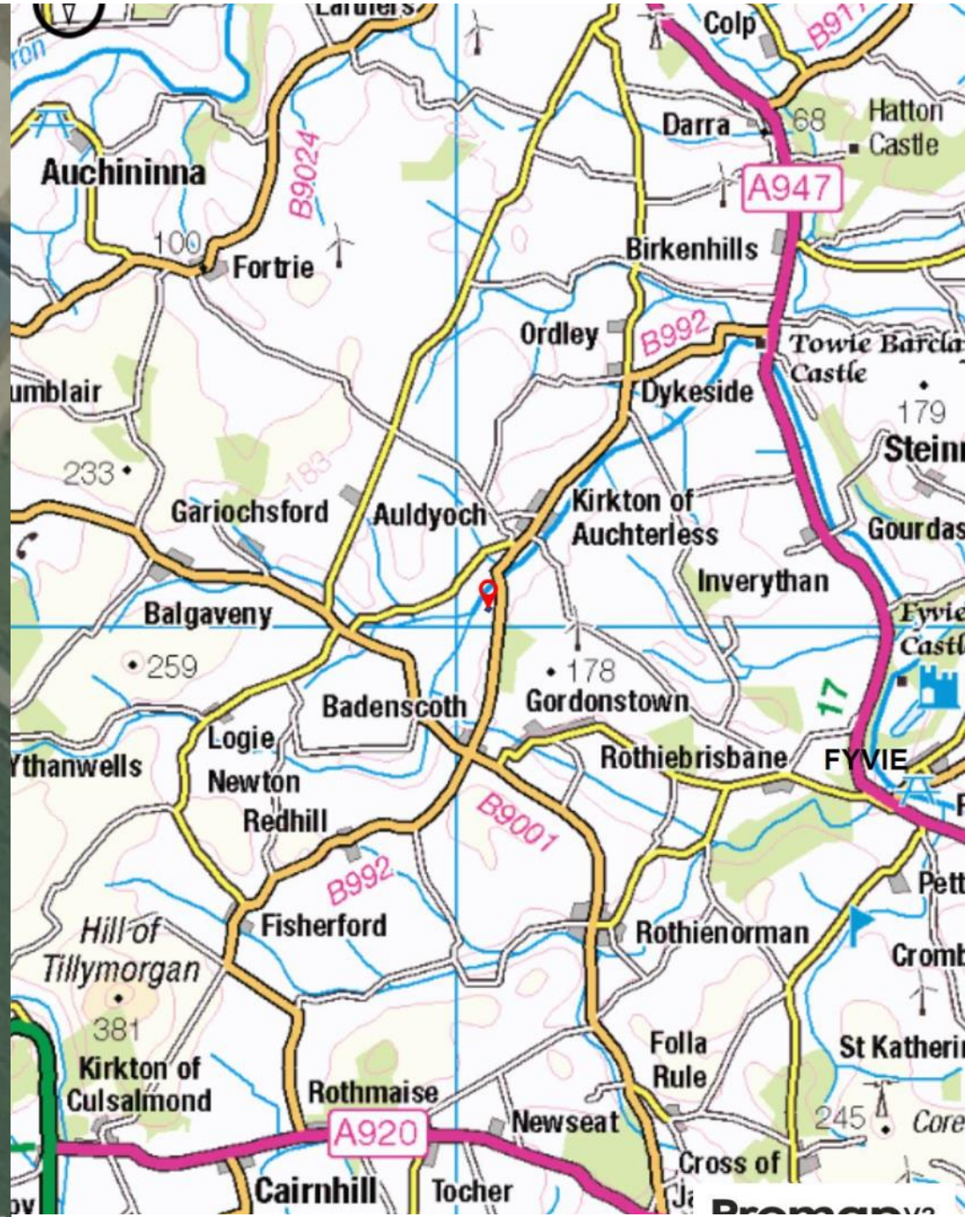
[www.bankheadkennels.com](http://www.bankheadkennels.com)



**Bankhead**  
kennels







Aberdeen & Northern Estates

[www.anestates.co.uk](http://www.anestates.co.uk)







# 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(s) 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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