LAND AND BUILDINGS AT COLLYNIE,

METHLICK

ABERDEEN NORTHERN ESTATES "Productive Grade 3(2) Arable land with central and versatile agricultural buildings and useful yard area"

Land & Buildings at Collynie, Methlick

what3words location:///quick.equity.repeated





For Sale as a whole:

Offers Over £960,000

Property Highlights

- + Productive Grade 3(2) arable land near Methlick with central farm buildings
- + Land extending to 67.21 Ha (166.08 acres) or thereby in total
- + Agricultural buildings extending to approximately 884 sqm and useful yard
- + Good roadside location in a renowned farming region of Aberdeenshire

The IACS registered land at Collynie extends to 67.21 hectares (166.08 acres) or thereby in total as per the adjacent field plan. The current 2025 cropping includes 29.95Ha (74 acres) of Winter Oats and approximately 31.25Ha (77 acres) of Seed Potatoes.

The farmland is predominantly classified as Grade 3(2) by the James Hutton Institute and is gently undulating rising from 55m to 86m above sea level.

BPS Entitlements are not included in the sale price but are available by negotiation. All land is BPS Region 1 and Non-LFA.

The central buildings at Collynie included for sale with the productive farmland comprise:

Grain Dryer Shed & Store (15m x 11.1m)

Workshop & General Store (33m x 10m)

Grain Shed & General Store (33m x 11m)

To the west, north and east of the buildings is a useful hard surfaced yard area.

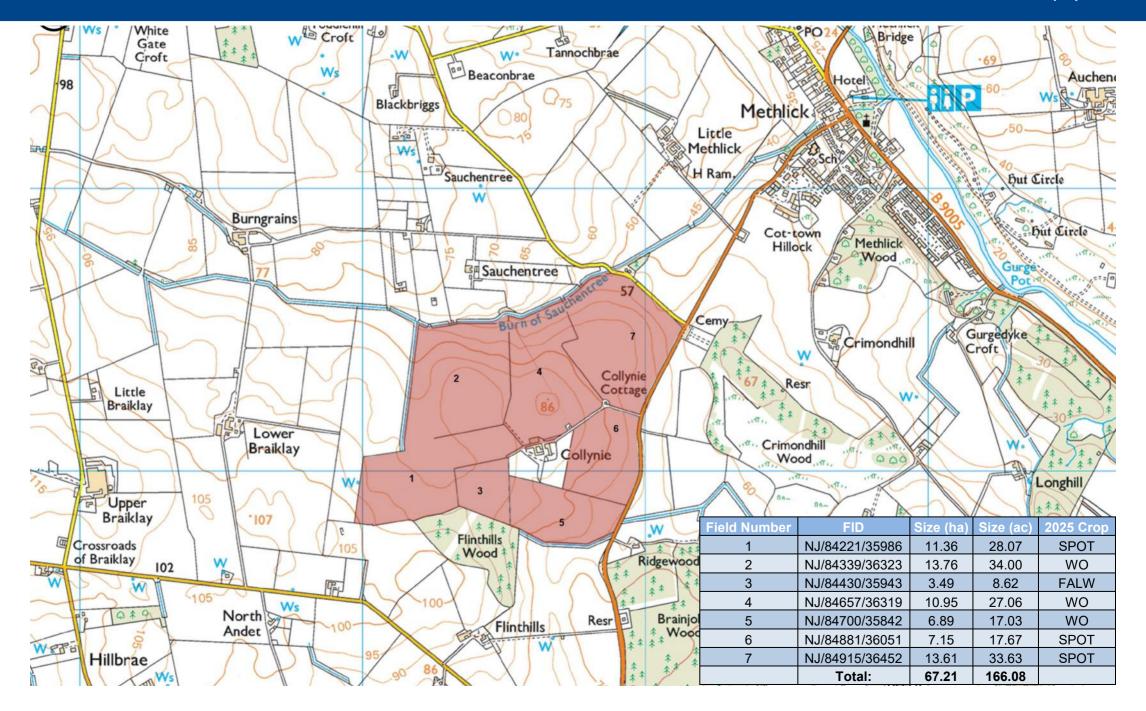




Distances

Methlick 0.5 miles Ellon 9.5 miles Inverurie 12 miles

Land and Buildings at Collynie, Methlick, Ellon, AB41 7EB



Property Details & Important Notices

Viewing: Contact Aberdeen & Northern Estates on 01467 623800 or Mr Mathewson 07500 238 104

Local Authority: Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB. Tel: 01467 533200

Entry: By arrangement post 2025 harvest

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 consignation 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 solder's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the roporty and are or 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 in divide the property in divide 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 Purchases 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, 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 th

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Viewing by appointment. The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.



To view this property or for further information, contact our agent:

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Aberdeen & Northern Estates Ltd

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