

# CRAICH FARM

TOUGH, ALFORD



ABERDEEN  
&  
NORTHERN  
ESTATES



“An **attractively presented diversified farm** extending to 118 acres, including farmhouse, holiday cottage and range of buildings, in a **scenic location** close to Alford, Aberdeenshire.”



# Craich Farm

## Tough, Alford, AB33 8EN

For Sale as a whole:

**Offers Over £950,000**

### Property Highlights

- + Peaceful and picturesque setting yet close to local amenities
- + Spacious 4 bedroom farmhouse with beautiful garden grounds and outlook
- + 3 bedroom cottage currently used as self-catering holiday let
- + Range of well maintained agricultural buildings
- + Predominantly productive Grade 3(2) land
- + Renewables include a 6kw wind turbine, solar panels and biomass boiler

### Location & Situation

Craich Farm is situated in Kirkton of Tough, or 'Tough' as it is most commonly known, a peaceful rural settlement located a short distance from Alford in scenic Donside, Aberdeenshire. Tough is recognised as the birthplace of the Aberdeen Angus breed of cattle, and the area is well known for quality livestock and arable production.

Tough Primary School, 1 mile to the east is under a 5-minute drive away with secondary schooling provided at Alford Academy (6 miles). A wealth of shops, businesses and amenities are available in the popular town of Alford, including a small supermarket, butchers, bakers, independent retailers, cafes and restaurants, health centre and dentist. Larger supermarkets are available in Huntly and Inverurie.

Alford has many leisure facilities and attractions including a modern community campus with library, swimming pool and climbing wall, dry ski slope, bowling green, Grampian Transport Museum, Alford Heritage Museum, Murray and Haughton Parks and an 18-hole golf course.

Agriculture plays a prominent role locally with many services, businesses and contractors conveniently located nearby. The nearest livestock auction mart is found 15 miles away at the Thainstone Agricultural Centre near Inverurie, with a further auction mart located 23 miles to the north in the town of Huntly, both of which host regular sales throughout the year. Merchants and suppliers can be found in the region as well as at both auction marts.

The City of Aberdeen lying to the east hosts a range of retail, hospitality and events offerings befitting of the Energy Capital of Europe. Transport connections to the south and beyond can be found here, with easy road access available via the AWPR to the south of the city and air links nationally and internationally from Aberdeen Airport.

There are a wealth of recreational and leisure opportunities to be found nearby and in wider Aberdeenshire including hillwalking, fishing, skiing, golfing, water sports, Inch Airfield, coastal trails, castle and whisky trails, and Cairngorms National Park. A short drive away is The National Trust owned Craigievar Castle, the iconic fairytale pink castle situated in beautiful surroundings.

### Distances

Alford 5 miles

Inverurie 15 miles

Aberdeen 25 miles

# Craich Farm Buildings & Land

what3words location: [///creatures.statue.named](https://www.what3words.com/creatures.statue.named)



Well presented diversified farm unit

IACS registered farmland extending to 115 acres or thereby

Good access to the holding via well maintained roads

Scenic location in Donside, Aberdeenshire

## Farm Buildings

Craich Farm is served by a range of farm buildings which, in keeping with the farm as a whole, benefit from being well-maintained and in a good state of repair. The majority of the traditional buildings have been re-roofed with box profile sheeting and the majority of buildings benefit from electricity and water.

The Gross External Area of the sheds extends to 990m<sup>2</sup> or thereby, offering ample floor space for livestock, straw and storage. The buildings comprise a spacious L-shaped traditional steading with in-fill cattle court, adjoining garage/workshop, steel portal frame Dutch barn with lean-to livestock accommodation, and adjoining traditional outbuilding (houses wind turbine inverter).

## Land

The IACS registered land at Craich Farm extends to 46.5 ha (114.9 acres), split into 15 field parcels as per the attached farm plan. The land is in good heart and is primarily in grassland with Fields 12 and 13 presently under arable cropping. The majority of the land is classified as Grade 3(2) by the James Hutton Institute with an area of Grade 4 to the north, well suited to a mixed farming system. The land lies at an altitude ranging from 150m to 205m above sea level. The land benefits from good accessibility via the farm track or from the roadside. The majority of the fields are watered by means of water troughs, and are stockproof fenced.

In addition to the farming potential, Field 14 to the east of the subjects includes 2 ponds, a burn and woodland, providing a haven for wildlife.

## Renewables

Included in the sale is a 6kw Kingspan wind turbine, constructed in 2013, situated along the boundary between Fields 2 and 3. In addition, there is an array of 15 roof mounted solar PV panels on the roof of the Dutch barn. The wind turbine and solar PV panels supply electricity to the property as well as generating additional income from the Feed in Tarriff (FIT) which runs until 2033. The wood pellet biomass boiler is situated within the traditional steading and supplies Craich Farmhouse. There is also an electric car charger installed outside the garage.

## Basic Payment Scheme

The land is classified as BPS Region 1 except Fields 4 and 14 which are Region 2. The land is classified LFA.

BPS Entitlements are not included in the asking price but are available for sale by separate negotiation.

## Additional items

There are items of farm machinery and equipment available by separate negotiation, further details can be provided on request.



# Craich Farmhouse & Craich Cottage

Farmhouse Gross Internal Floor Area (approx.): 189sq.m

Floor plans provided not to scale and is for illustrative purposes only.

Cottage Gross Internal Floor Area (approx.): 93sq.m



## Craich Farmhouse

Craich Farmhouse is a traditional property which has been tastefully extended to provide a spacious, bright and well appointed family home. Of particular note is the triple aspect lounge and adjoining conservatory allowing an abundance of natural light and wonderful views over surrounding farmland and beyond towards Corrennie Moor. Complimenting these rooms on the ground floor are a kitchen, dining room, family room, utility room and WC. On the first floor are 4 bedrooms and a recently modernised bathroom.

**EPC:** Band D. **Council Tax:** Band F. **Windows:** Double Glazing. **Services:** Mains electricity, heating from biomass boiler, wood burning stoves, private water supply with septic tank. **Included in sale:** All carpets, curtains, blinds, light fittings, bathroom fittings, office fixed shelving, certain white goods (by arrangement).

## Garden Grounds and Garage

The farmhouse is complimented by an attractive and well-kept garden, comprising a raised patio area accessed directly from the lounge, leading down to the lawn bordered with various plants, shrubs and trees. Furthermore, there is an area to the east of the farmhouse with large vegetable patches and a polytunnel offering ample scope for horticulture. There is an area for parking to the west side of the farmhouse and a separate garage and woodstore to the rear.



## Craich Cottage

Located to the rear of the farmhouse lies Craich Cottage, an extended traditional cottage comprising 3 bedrooms, kitchen diner, lounge, bathroom and separate WC. The cottage is accessible with one of the bedrooms and the bathrooms located on the ground floor together with ramp access to the rear door. The cottage benefits from a large enclosed garden and patio area to sit and enjoy the peaceful surroundings.

Craich Cottage is an established self-catering holiday let, advertised on its own website and Airbnb, providing an attractive diversified income stream (further details can be supplied following viewing).

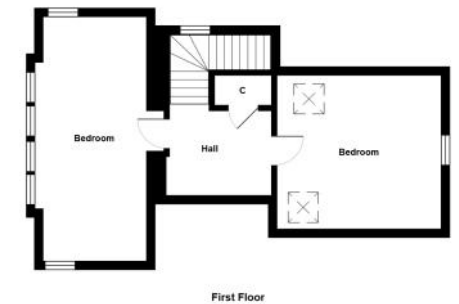
**EPC:** Band E. **Rateable Value:** £5,500 (2026). **Windows:** Double Glazing. **Services:** Mains electricity, electric heating with smart meter, private water supply with septic tank. **Included in sale:** All carpets, curtains, blinds, light fittings, bathroom fittings, furniture, white goods, linens, TV, satellite box, DVD player, Wifi access point.



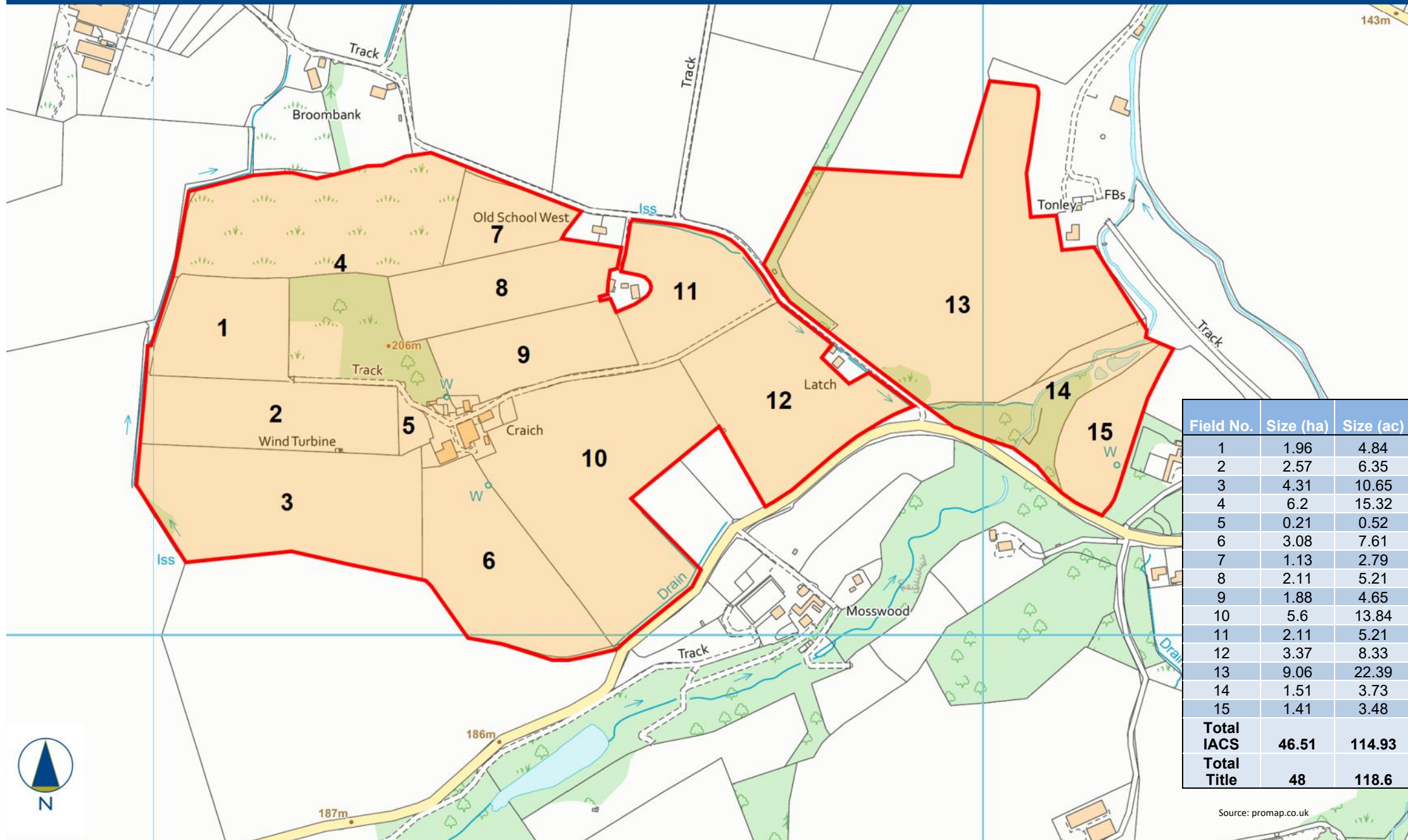
Craich Farmhouse



Craich Cottage



# Craich Farm Plan



## Property Details & Important Notices

**Local Authority:** Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

**Entry:** By arrangement

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

**Viewings:** To be arranged via Aberdeen and Northern Estates on 01467 623800. Out-of-hours and weekends contact Mr & Mrs Wright on 01975 562584

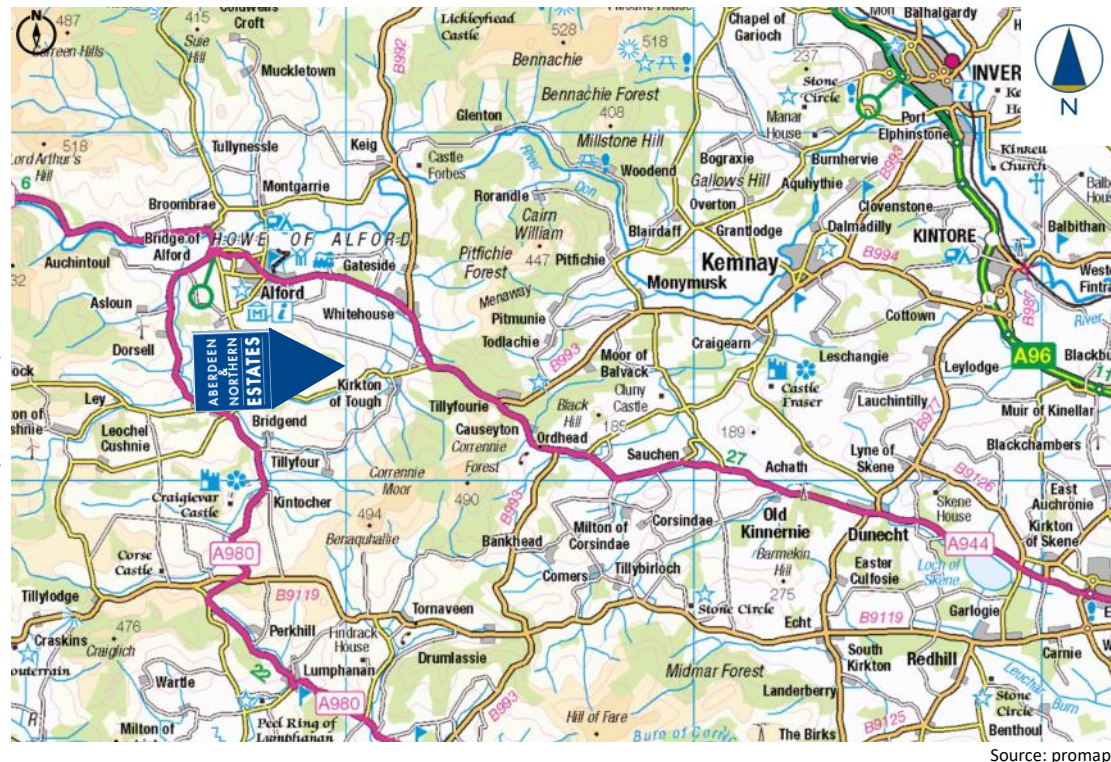
**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**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).



Source: promap

### 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: May 2026. Photographs taken: April 2026.

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

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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

**Aileen Minty**

01467 623800

estates@anmgroupp.co.uk



**ZOOPLA** rightmove

**Aberdeen & Northern Estates Ltd**

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



**ABERDEEN  
&  
NORTHERN  
ESTATES**

*"Experienced, Independent, Local, Trusted since 1920."*