

# ELM CROFT

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## TYRIE, FRASERBURGH



**ABERDEEN  
&  
NORTHERN  
ESTATES**

# Elm Croft, Tyrie, Fraserburgh, AB43 7DR



For Sale as a whole:

**Offers Over £135,000**

## Property Highlights

- + Rural yet accessible location within close proximity of Fraserburgh
  - + Attractive croft with ample space for diversification
- + Outbuildings provide space for livestock accommodation or storage
  - + Ideal property to realise smallholding dreams

Positioned in the centre of roughly seven acres of grassland, with a small burn and private water supply, Elm Croft offers the perfect opportunity to create a smallholding or equestrian property in a picturesque setting in the attractive North East of Aberdeenshire.

Whilst Elm Croft has no immediate neighbours, the town of Fraserburgh is only 6.2 miles away, offering a great selection of recreational and leisure opportunities as well as supermarkets, a family run butchers and banking facilities. Further afield, Aberdeenshire offers a multitude of recreational and leisure opportunities including hillwalking, fishing, skiing, golf courses, water sports, coastal trails and many more. The Cairngorms National Park is a short drive and the Castle and Whisky trails of Aberdeenshire and Moray prove very popular. Other local towns such as Turriff and Peterhead can be reached within thirty minutes further diversifying the offering of shops and amenities locally.

Closer to home, the land at Elm Croft, extending to around 7 acres, provides plentiful space to graze a small number of livestock or horses, with outbuildings providing suitable areas for the creation of stables or perhaps livestock housing for sheep or goats.

It should be noted that, per the Home Report, the house and buildings have been identified as requiring further investigations and possible substantial works both structurally and to the roofs so viewers should be aware before viewing. Due to the current condition and non-traditional nature of the main roof, Elm Croft would not be recommended as a suitable security for mortgage purposes which should also be taken into consideration.

Whilst requiring work, Elm Croft has been, and undoubtably will again be, a home with many memories made and many to be made in the future and offers a unique opportunity to acquire a two bedroom house, with a versatile range of small buildings and two useful grazing paddocks.

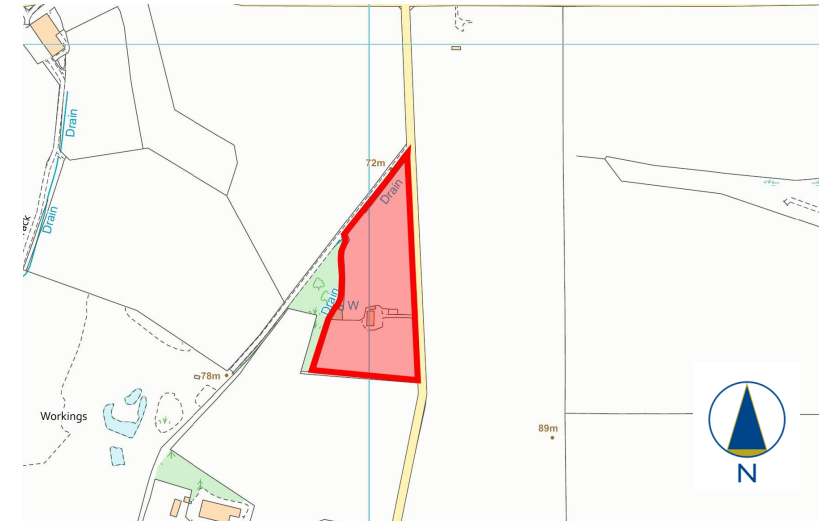
## Distances

New Aberdour 4.2 miles

Fraserburgh 6.2 miles

Peterhead 19.5 miles

Aberdeen City 40 miles



### Accommodation comprises:

Spacious porch, living room come dining room, two double bedrooms, accessible bathroom with shower and toilet, kitchen through to a secondary entrance leading to an office/larder and storage area.

Whilst modernisation is required, the house and buildings are a fantastic canvas to make a smallholding dream become a reality.

### Property Details

**EPC:** Band F **Council Tax:** Band A **Windows and Doors:** Mostly double glazing **Services:** Mains electricity, private water supply with septic tank. **Heating:** Oil central heating with external tank.



# Property Details & Important Notices

**Services:** Mains electricity, private water, & private drainage

**Local Authority:** Aberdeenshire Council, 14 Saltoun Square, Fraserburgh AB43 9DB

**Entry:** By 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.

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**Viewing by appointment only.**

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

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**ZOOPLA** **rightmove** **OnTheMarket**

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