



# LEYHEAD FARM

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LUMPHANAN





"Productive south-facing land with useful range of farm buildings in the rolling farmland of Royal Deeside"

# Leyhead Farm, Lumphanan

what3words location: ///crossword.innovate.ankle



For Sale as a whole:

**Offers Over £380,000**

## Property Highlights

- + Versatile range of traditional farm buildings suitable for a variety of uses
- + IACS-registered agricultural land extending to 26.07Ha (64.42 acres) in total
- + South-facing land suitable for arable cropping and livestock grazing
- + Scenic setting amongst the rolling hills and farmland of Royal Deeside

## Location and Situation

Leyhead enjoys an elevated position overlooking the hills of Royal Deeside, a region known for its dual strengths in both the farming and tourism sectors. This beautiful corner of Aberdeenshire is a well-renowned area for livestock farming in particular, facilitated through good quality productive land and easy access to markets both north and south, with the nearest mart being located 22 miles north at Thainstone near Inverurie.

In addition, Deeside is well-renowned for its stunning highland landscapes and royal connections through the Royal Family's annual summer stays at Balmoral Castle. Furthermore, Leyhead is located only 11 miles east of the boundary of the stunning Cairngorms National Park, with its wide array of outdoor activities, including hillwalking, skiing and much more.

The charming village of Lumphanan is located just a stones throw away, where the local primary school, shop and pub can be found. Slightly further away but still within the local area are picturesque Aboyne and Banchory, where you can find a wider array of services for everyday living. The silver city of Aberdeen is 27 miles to the east, which hosts excellent transport connections to the north and south as well as fantastic shopping and entertainment venues.

## Distances

Lumphanan 1.5 miles   Aboyne 6 miles   Banchory 11 miles   Aberdeen 27 miles

# Land and Buildings at Leyhead Farm, Lumphanan, Banchory, AB31 4QH



## Directions

If arriving from the east, from Aberdeen and Banchory, take the A93 road west towards Royal Deeside, following signs for Aboyne. About 1.5 miles after passing through the village of Kincardine O'Neil, turn right at the junction signposted 'Lumphanan 3'. Follow this road for another 2.5 miles, going straight ahead at the junction for Lumphanan, with those coming from Lumphanan joining the road here. Turn right at the next junction at a collection of roadside dwellings, then take the next left shortly after. After a short distance, take the right fork at the top of the road leading to Leyhead Farm as indicated by our 'for sale' board.







## Buildings

The property for sale consists of seven farm buildings, located in a steading complex at the heart of the farm at the end of the farm track.

The buildings include a general purpose concrete shed, cattle court, dutch barn and various stores, with all the buildings coming to a total Gross External Area of approximately 810m<sup>2</sup>.

The buildings benefit from main electricity and mains running water. The buildings could be utilised for a variety of agricultural purposes, while also offering a good footprint for potential redevelopment.

-  Useful farm buildings and south-facing land
-  Agricultural land extends to 64 acres or thereby in total
-  Grade 3(2) and 4(2) land suitable for arable and grazing
-  Good fencing and roadside access

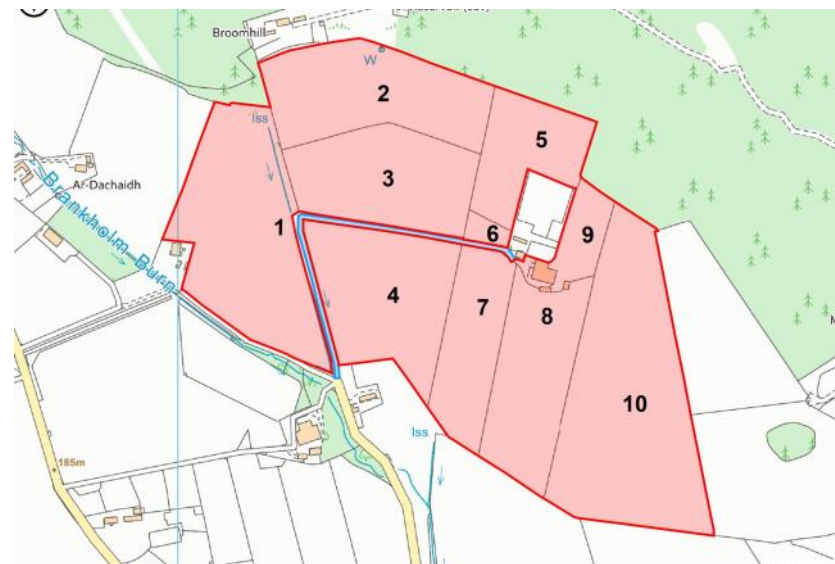
## Land

The land at Leyhead consists of ten IACS-registered field parcels extending to approximately 26.07 Hectares (64.42 acres) or thereby.

The land benefits from being south-facing, lying at an altitude of 175-240 metres above sea level, with the gradient of the land ensuring that the land has remained well drained and at minimal flood risk.

The vast majority of the land is classed as grade 3(2) by the James Hutton Institute, with small portions of the land at the top and bottom of the hill being classed as grade 4(2).

The fields are currently utilised primarily for grazing, though they are also well suited for arable production.



Field	Size (ha)	Size (ac)
1	4.41	10.90
2	3.03	7.49
3	2.86	7.07
4	3.11	7.68
5	1.73	4.27
6	0.18	0.44
7	1.89	4.67
8	2.57	6.35
9	0.59	1.46
10	5.70	14.09
	<b>26.07 ha</b>	<b>64.42 ac</b>



# Property Details & Important Notices

**Services:** Mains water and electricity.

**Local Authority:** Aberdeenshire Council: School Road, Alford, AB33 8TY

**Entry:** By arrangement

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

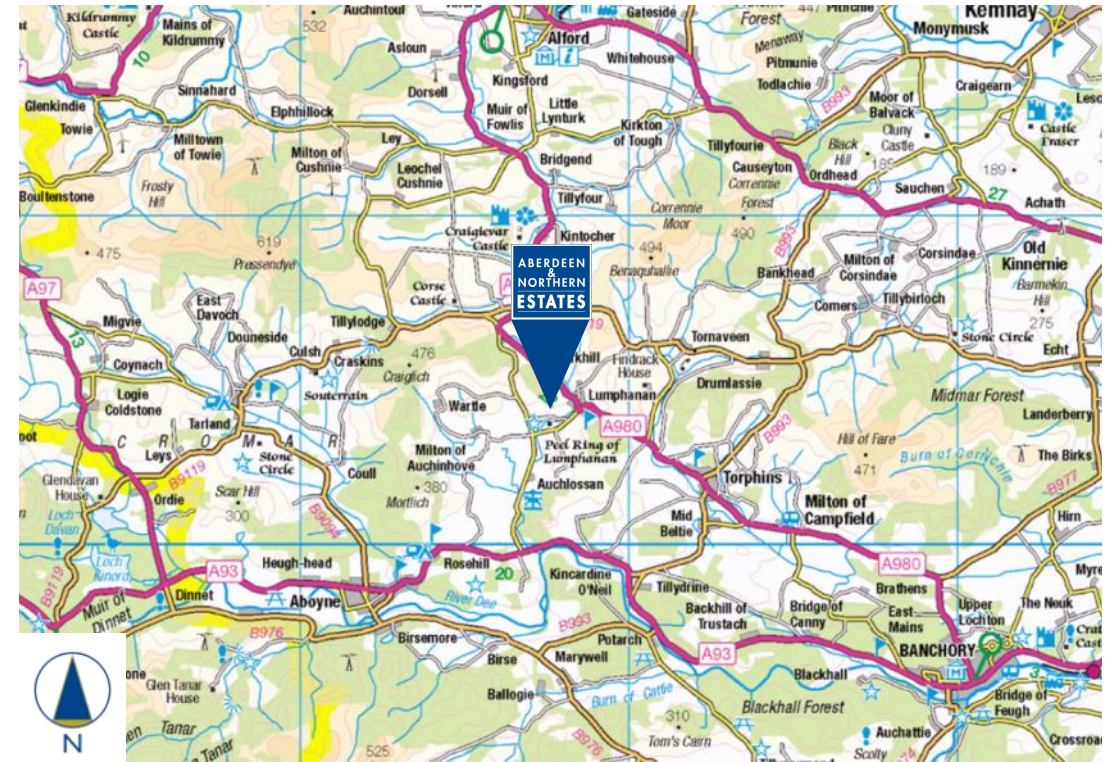
**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**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 strictly by appointment**

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&  
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To view this property or for further information,  
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