

# MAINS OF PAITHNICK

CROSSROADS, KEITH



**ABERDEEN  
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NORTHERN  
ESTATES**



“A well presented 147 acre equipped farm including spacious farmhouse and range of useful buildings, situated in a productive farming area near Keith in Moray”

# Mains of Paithnick, Crossroads, Keith, AB55 6LP

For Sale as a whole:

**Offers Over £900,000**

## Property Highlights

- + IACS-registered Grade 3(2) agricultural land extending to 147 acres or thereby
- + Range of modern and traditional buildings and spacious three/four bedroom farmhouse
- + Situated in an area well known for livestock production and fertile farm land
- + Accessible location a short distance from the town of Keith

## Location & Situation

Mains of Paithnick lies in a scenic rural yet accessible location around 3.5 miles northeast of Keith in the county of Moray. Keith has a good range of shops including supermarkets, together with business, banking and leisure facilities which include tennis courts, cricket and bowling clubs, a sports and community centre and swimming pool. Keith Golf Club has an 18-hole parkland golf course with other popular courses in the area including Buckpool at Buckie, Banff, Cullen, Maverstone and Lossiemouth.

The catchment for primary education is Keith Primary School, with secondary education at Keith Grammar School. Inverness and Aberdeen Airports are easily reached via the A96 and Inverness (60 miles) and Aberdeen (53 miles) provide all the facilities expected of major cities. There is a railway station in Keith on the Aberdeen to Inverness line, easing longer-distance travel by public transport.

The Keith Country Show held at Seafield park is a popular annual event attracting interest from the farming and wider community. Keith is also the start of the ever-popular Malt Whisky Trail.

Elgin, 21 miles in distance, provides a wide range of services and facilities as the principal Moray town. Moray is well served by agricultural merchants and grain merchants and there is a successful local machinery ring which can provide additional farming resources as required.

The Moray coast, about 10 miles to the north, is famed for its high levels of sunshine, beautiful beaches, dolphins, wonderful sailing, traditional fishing villages and towns, such as Cullen and Portsoy. To the southwest lie the Cairngorms, offering wonderful walking and mountaineering. There is skiing at The Lecht ski centre and at Cairngorm Mountain near Aviemore.

## Distances

Keith 3.5 miles

Huntly 14 miles

Elgin 21 miles





# Mains of Paithnick Land & Farm Buildings

what3words location: [///boom.irritate.blog](https://boom.irritate.blog)

Mains of Paithnick is a productive mixed farm located in a quiet and peaceful setting yet benefitting from a very accessible position northeast of Keith. In recent years the farm has operated as a mixed livestock and arable unit. The predominant cropping has been grass for silage, hay and grazing together with spring barley.

## Land

The IACS registered land at Mains of Paithnick extends to 147 acres (59 hectares) or thereby in total, consisting of 12 field parcels as per the plan attached. Classified by the James Hutton Institute as Grade 3(2), the land is presently in grass and arable cropping and is in good heart. Fields are stockproof fenced and supplied by water. The land ranges in altitude from 110m, where the land bounds the Burn of Paithnick to the east, to 150m above sea level at its highest point to the west, and has a gently undulating easterly aspect.



## Farm Buildings

Mains of Paithnick is served by a range of useful traditional and more modern buildings providing livestock accommodation and general storage extending to 1645m<sup>2</sup> or thereby in total.

These include:

Traditional U-shaped steading to the rear of the farmhouse with infill court

Cattle Court (20.9m x 6m) Concrete block and timber frame construction

Dutch Barn (18.6m x 9.7m) Timber frame construction

Lambing Shed (27.9m x 9.7m) Steel portal frame construction

General Purpose Shed (18.8m x 9.4m) Steel portal frame construction



# Mains of Paithnick Farmhouse

Gross Internal Floor Area: approx. 171 sqm

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



## Farmhouse

Mains of Paithnick farmhouse is a traditional stone and slate built farmhouse providing spacious and flexible accommodation over two floors. The east facing farmhouse enjoys lovely views over the well-tended garden and surrounding farmland.

Accommodation on the ground floor comprises kitchen/breakfast room, dining room, family room, lounge, conservatory and bedroom/study. On the first floor are three bedrooms and a bathroom.

The farmhouse is complimented by a generous, well-kept garden on its east side which is mainly laid to lawn, mature shrubs and trees, together with a gravel driveway. Adjoining the farmhouse on the north side is a useful outbuilding constructed of block walls and profile sheet roof.

## Property Details

EPC: Band G Council Tax: Band C

Windows & Doors: Double glazed windows. uPVC doors.

Services: Mains water and private drainage to septic tank. Mains electricity. Heating and hot water from oil Rayburn. Wood burning stove in family room.

Included in Sale: All floor coverings, curtains, blinds and light fittings.

## Basic Payment Scheme (BPS)

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

The land is classified as BPS Region 1. All LFA Disadvantaged (D)

## Access

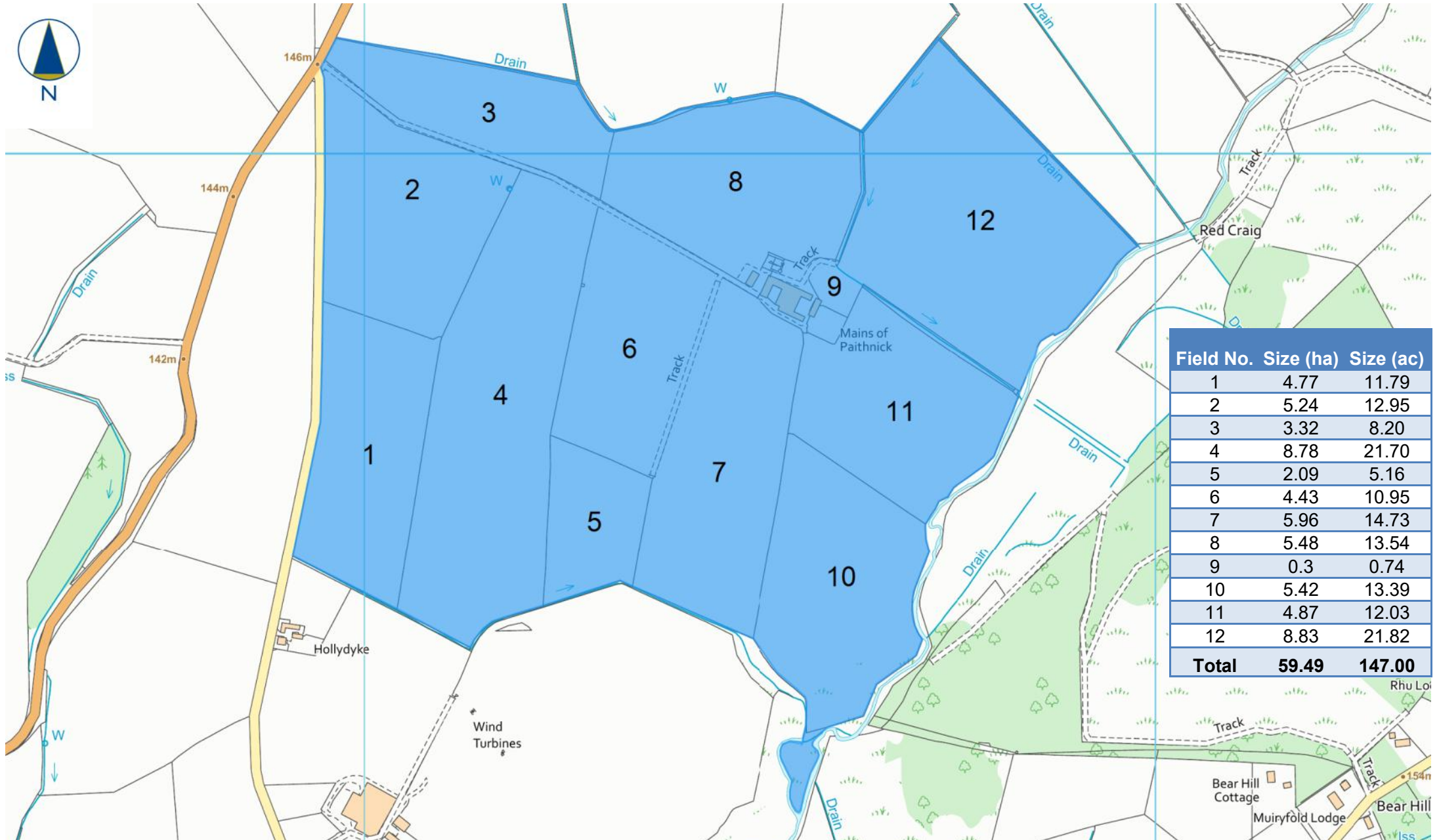
From the B9018 public road, the property is accessed over a private tarred road.

## Viewings

By appointment only. To arrange a viewing, contact Aberdeen & Northern Estates on 01467 623800 or Mr and Mrs Anderson 01542 870219



# Mains of Paithnick Sale Plan



# Property Details & Important Notices

Local Authority: Moray Council Office, High Street, Elgin, Moray, IV30 1BX

Entry: By arrangement

Sporting and Mineral 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 outgoing 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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To view this property or for further information,  
contact our agent:

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**ZOOPLA** rightmove @TheMarket

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