

# MEADOW FARM

ROTHIEMAY, HUNTLY

ABERDEEN  
&  
NORTHERN  
ESTATES





"A **private and compact livestock farm** situated in a peaceful rural setting, enjoying views over farmland with a backdrop of **Knock Hill**."





# Meadow Farm, Rothiemay, Huntly, Moray, AB54 7PE

For Sale as a whole:

**Offers Over £425,000**

## Property Highlights

- + Charming livestock farm comprising versatile outbuildings with potential to expand
- + IACS-registered farmland extending to 35.48ha (87.67 acres) or thereby
- + Traditional 2-storey, 3/4-bedroom farmhouse with surrounding garden grounds
- + Popular and accessible location with good links to Keith, Huntly and the A96

## Location & Situation

Meadow Farm is situated at the foot of scenic Strath Isla in the eastern-most part of the county of Moray. The farm lies on the north side of the B9117 road just two miles to the north-west of the quaint riverside village of Rothiemay, situated on the banks of the River Deveron. This small village of just over 100 people hosts the local primary school, pub/restaurant and sports pitches- quite impressive for a village of its size.

The nearest towns are Keith, with local secondary schooling, and Huntly, which are located to the west and south respectively. Both towns have their own community hospitals and local GP surgeries as well as a plethora of retail outlets, supermarkets, fuel stations, accommodation, eateries and other local services and amenities.

Agriculture plays a key part in the local Aberdeenshire and Moray economy and boasts many services, businesses and contractors. There are local livestock auction marts at Huntly and at Thainstone near Inverurie, which both hold regular

weekly sales and special sales throughout the year. Abattoirs are available locally. Local and national livestock haulage is easily supplied in the area.

As well as several local bus services, rail connections are available in Huntly and Keith for onward travel north and west to Elgin and Inverness, and south to Aberdeen and beyond. Aberdeen International Airport is located some 43 miles south-east (approx. 1 hour drive) for national and international flight connections for domestic or business commuting.

Aberdeenshire and Moray are highly regarded for many sporting activities such as golf, mountain biking, trekking and fishing. With beautiful woodland and hill walking trails available on the doorstep, many stunning beaches are also nearby for scenic sunset strolls along the east coast and along the north coast, with scenic fishing villages such as Portsoy and Cullen located nearby. Knock Hill is the main nearby attraction located just 3 miles from Meadow Farm, coming in at a height of about 430m and giving a panoramic view of the north east.

## Distances

Rothiemay 2 miles

Keith 6.5 miles

Huntly 7.5 miles

Aberdeen 46 miles

Inverness 62 miles









# Meadow Farm

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## Farm Buildings

Meadow Farm is served by a useful portal frame building alongside a traditional building complemented by concrete aprons, yard and midden. The buildings provide useful and adequate livestock housing and storage of fodder and bedding. Most recently, the buildings have housed the current owners' sheep for lambing.

1. Portal Frame Shed (14m x 18m) - Steel portal frame, block/Yorkshire boarded walls, fibre cement sheet roof, concrete floors, sheeted sliding doors.
2. Byre (4m x 18m) - Traditional stone and slate construction, box profile sheet roof section, concrete floors, sheeted sliding door.
3. Garage (5m x 10m) - Steel frame, fibre cement cladding and sheeted roof, concrete floor.
4. Midden (18m x 18m) - Part concrete block, part shuttered concrete walls, concrete floor.

-  Livestock farm with excellent opportunities for mixed farming system
-  IACS registered land extending to about 88 acres or thereby in total
-  Grades 3 & 4 land capable of some arable production
-  Stock fenced with internal accesses from farmhouse and buildings

## Land

The land at Meadow Farm consists of nine IACS-registered field parcels extending to 35.48 ha (87.67 acres) or thereby, as per the attached sale plan. The land is currently utilised for livestock grazing though could be utilised for cropping and hay or silage production in most parts.

The land lies at an altitude of 105m to 130m above sea level with a north-westerly aspect. The land is classified as Grades 3(2) and 4(2) by the James Hutton Institute and would suit a mixed farming system, capable of being cropped. The fields are generally accessed internally from the farm yard area.

## Basic Payment Scheme (BPS)

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

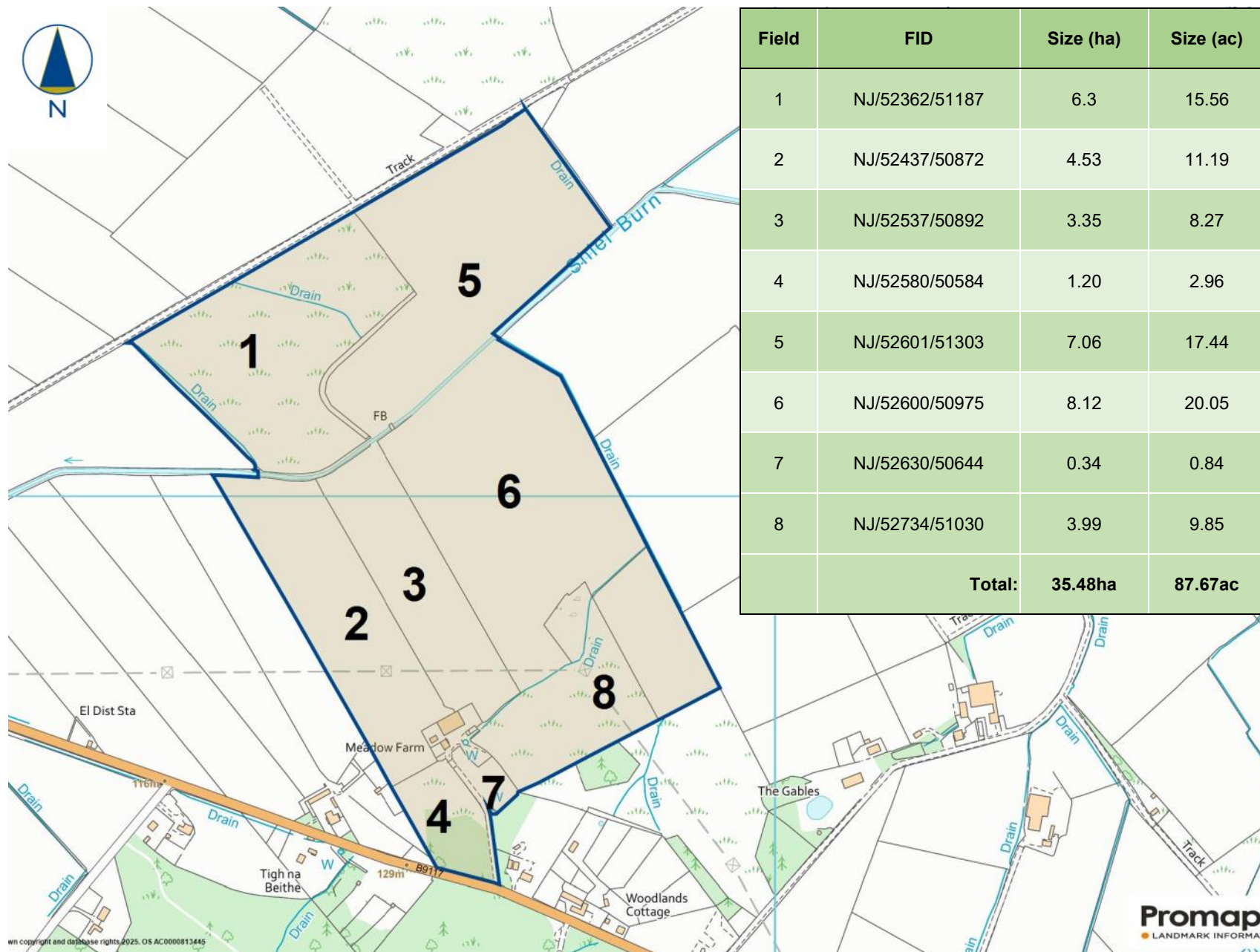
BPS Regions: majority region 1, rest region 2.

LFA SD.



# Farm Plan

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# Meadow Farm Farmhouse

Gross Internal Floor Area (approx.): 108 sq.m

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



## Accommodation

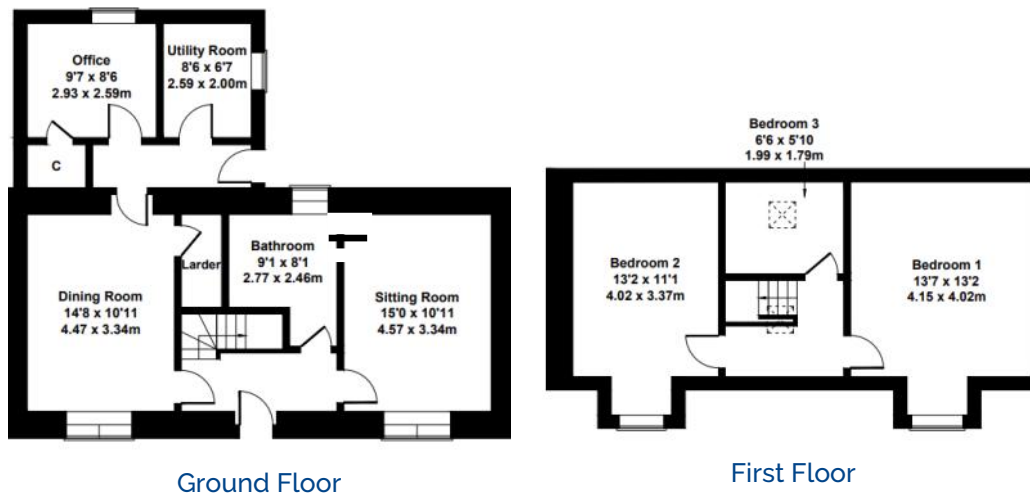
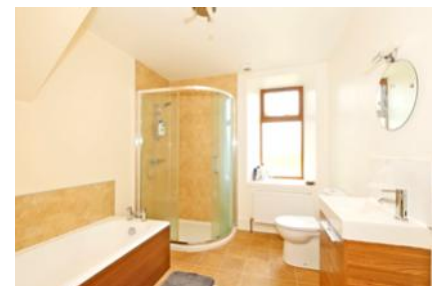
Meadow Farm Farmhouse is a charming traditional one and a half storey dwelling which boasts stunning rural views over farmland with Meikle Balloch Hill and Little Balloch Hill in the backdrop.

The property comprises good sized room ideal for a family, spread over two floors. The ground floor includes a useful utility room at the main entrance, small bedroom / office and built-in storage. The dining kitchen is a good size and features a striking fitted kitchen with fully integrated appliances, walk-in pantry and lovely views of the garden.

Neutral family bathroom with white suite including bath, cubicle shower, wc and wash hand basin. The good-sized living room has been neutrally decorated with a feature fireplace and garden views.

The first floor comprises two double bedrooms and a smaller single bedroom.

The property is of traditional construction with a more modern flat-roof extension at the rear. The property was fully refurbished over 10 years ago which included insulation throughout.



## Property Details

EPC: Band D

Windows & Doors: Double glazing

Council Tax: Band C

Heating: Oil Central Heating

## Directions

From Huntly, head north on A96 and turn right signposted for Portsoy and Rothiemay. Continue on B9022 for about 6 miles. Turn left at Rothiemay Crossroads onto B9117. Meadow Farm is located 1 mile down on your right.

From Keith, head north-east on Banff Road (A95) and continue for about 5 miles or thereby, turning right onto B9117 signposted 'Rothiemay 3'. Meadow Farm is located around 1.2 miles on your left.

## Viewings - Strictly by appointment only

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800.



# Property Details & Important Notices

**Services:** Mains water, private drainage to septic tank, mains electricity. uPVC double glazing. Oil central heating.

**Local Authority:** Moray Council, High Street, Elgin, IV30 9BX.

**EPC:** Band E **Council Tax:** Band C **Entry:** By arrangement **BPS Entitlements:** Available by separate negotiation.

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

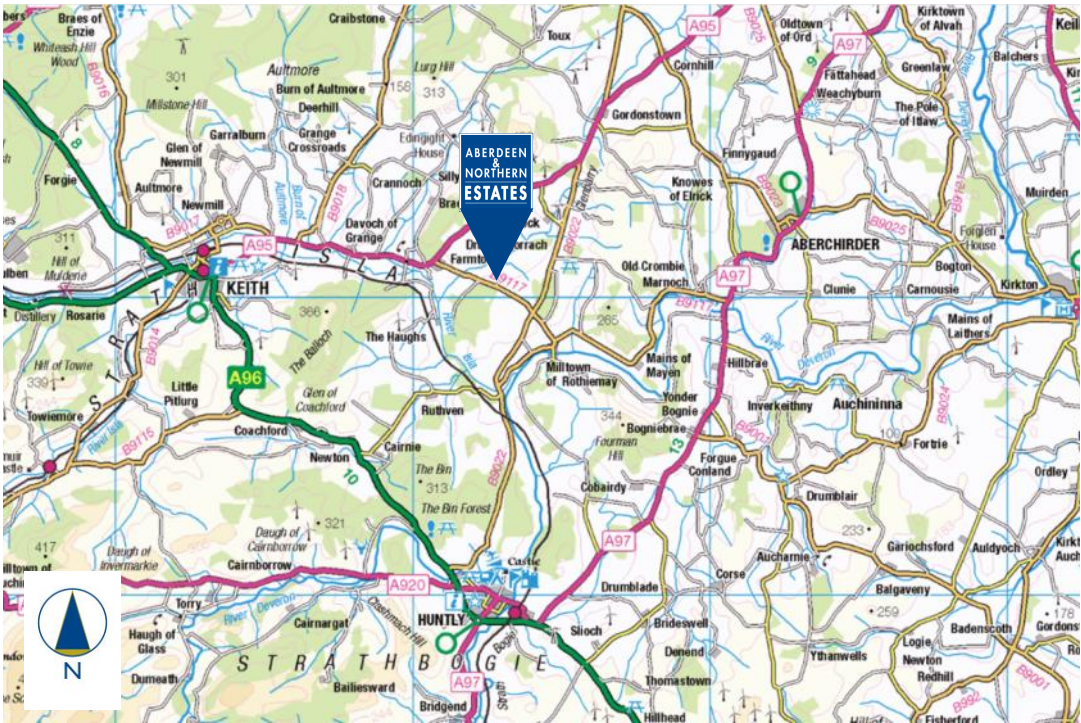
**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**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



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

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