



MILL OF KINGOODIE
WHITERASHES





"Well equipped farm with excellent range of farmbuildings in a productive and renowned agricultural area, enjoying easy access to local services and beyond"



Mill of Kingoodie

Whiterashes, Aberdeen, AB21 0QS

For Sale as a whole:

Offers Over £1,150,000

Property Highlights

- + Family farm since 1958. For sale due to retirement
- + Well maintained and spacious farmhouse providing comfortable family living accommodation
- + Excellent range of modern farm buildings
- + Predominantly Productive Grade 3(2) arable land
- + Mill of Kingoodie extends to 116 acres in total including the farmhouse, buildings yard and roads

Location & Situation

Mill of Kingoodie sits in a private location within the rolling agricultural landscape of Formartine in Aberdeenshire, yet benefits from excellent road links north and south via the adjoining A947 road.

The twin hamlets of Hattoncrook and Whiterashes are located just 1 and 1.5 miles south-east respectively where the locally renowned McGregor Aberdeen Angus farm shop is located, whilst Aberdeen Grain at Whiterashes is only 2 miles in distance. In the opposite direction, just 3 miles to the north-west, lies the popular village of Oldmeldrum. Oldmeldrum has a wide range of local services and amenities, including butcher, supermarket, hotels, health centre, veterinary centre, garage, primary and secondary schools, as well as Scotland's easternmost whisky distillery - Glen Garioch.

The bustling market town of Inverurie, just 5 miles away, provides a wide range of supermarkets, services and a railway station offering regular services north and south. Thainstone Centre, the agri-hub for the NE of Scotland is located just outside the town on the A96.

The surrounding area offers a plethora of leisure opportunities, including the nearby Lochter Activity Centre, local castles and National Trust properties including Fyvie Castle and Haddo House and for hillwalkers, the picturesque Bennachie range. Aberdeen, the Silver City by the Sea, and the oil capital of Europe can be reached in about half an hour by car and serves as the metropolitan hub of North East Scotland. The city hosts fantastic shopping and recreational facilities, two universities and excellent transport links via air, road and rail to London and other UK cities as well as overseas destinations.

Distances

Whiterashes 1.5 miles

Oldmeldrum 3 miles

Inverurie 5 miles

Aberdeen 16 miles

Mill of Kingoodie Land & Buildings

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Farm buildings

The agricultural buildings lie directly to the east of the farmhouse and garage, and provide extensive livestock, grain and general storage accommodation. Most of the buildings are of a modern steel portal frame construction with concrete floors, breeze block lower walls and corrugated upper sides and roof, and benefit from electricity and water. The buildings provide up to 3,490 squared metres of covered storage space in total. They have been designed to aid the safe and efficient handling of livestock. Until 2022, a 90-100 calving cow herd system was operated through to fat, now a home to 250+ store cattle/ fattening system. The buildings can be summarised as follows:

1. **General Purpose Shed (945m²)** - Three adjoining farm buildings, split into a workshop, grain store and modern GP shed (49.7m x 18.6m)
2. **Dutch Barn and cattle court (366m²)** - Dutch barn with lean-to cattle court . Fodder and machinery storage (20.4m x 17.9m)
3. **Cattle Court (1085m²)** - Modern fattening shed and cattle court (48.1m x 21.7m)
4. **Cattle Court (988m²)** - Modern cattle court, open to the north elevation (48.8m x 18m).
5. **Bull Pen** - Adjoining to Cattle court holding 3 bulls
6. **Mill (84m²)** - Original Mill building



Impressive mixed livestock and arable farm



IACS registered farmland extends to 113 acres or thereby in total



Attractive holding in a productive and renowned agricultural area



Enjoys good access to the farm buildings complex from the A947 road



Agricultural Land

The land at Mill of Kingoodie consists of 13 IACS-registered field parcels extending to an area of 45.58 Hectares (112.63 acres) or thereby in total, as per the attached sale plan. The land is currently under grassland for livestock production as well as hay and silage production, though most of this has been utilised for arable and cereal production.

This productive farm is in good heart, with the vast majority of the farmland being classified by the Macaulay Institute for Soil Research (now the James Hutton Institute) as Grade 3(2). In general, the land slopes gently in an easterly direction, with an altitude of approximately 115-142 metres above sea level.

Most of the fields can be accessed from the roadside or via the central track that runs north-east from the farm buildings and yard with others at the north being accessed via adjacent fields . Field 1 extending to 2.26Ha (5.58 acres) or thereby is located to the west of the public road. The land is largely bordered by the A947 road to the west, by neighbouring agricultural land to the north and east and primarily by the Bronie Burn to the south.

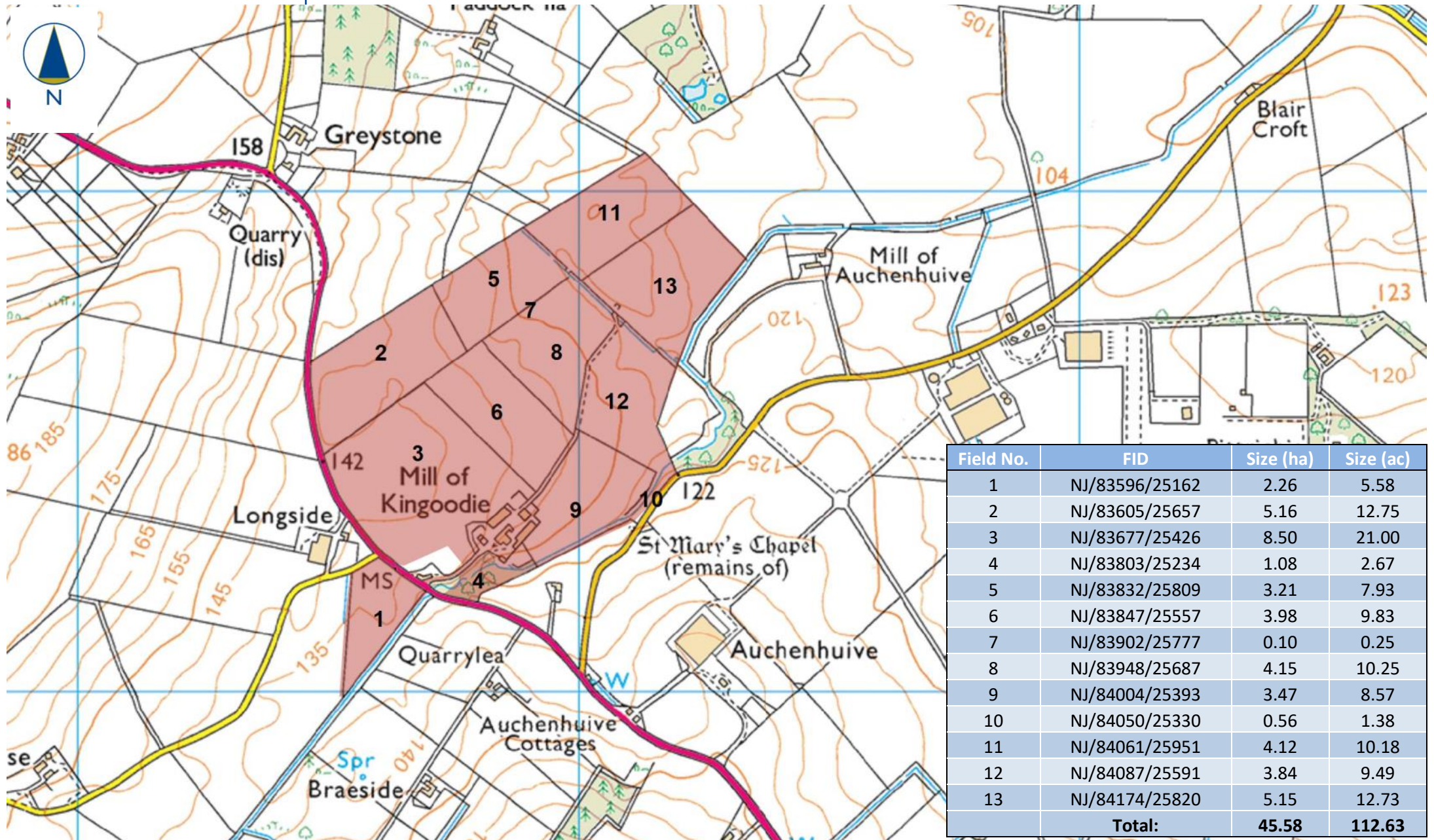
BPS Entitlements are not included in the asking price but are available for sale.

All BPS Region 1 land except field 4 (1.08Ha - Region 2). All Non-LFA.(NLFA).



Farm Plan

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Field No.	FID	Size (ha)	Size (ac)
1	NJ/83596/25162	2.26	5.58
2	NJ/83605/25657	5.16	12.75
3	NJ/83677/25426	8.50	21.00
4	NJ/83803/25234	1.08	2.67
5	NJ/83832/25809	3.21	7.93
6	NJ/83847/25557	3.98	9.83
7	NJ/83902/25777	0.10	0.25
8	NJ/83948/25687	4.15	10.25
9	NJ/84004/25393	3.47	8.57
10	NJ/84050/25330	0.56	1.38
11	NJ/84061/25951	4.12	10.18
12	NJ/84087/25591	3.84	9.49
13	NJ/84174/25820	5.15	12.73
Total:		45.58	112.63



Mill of Kingoodie Farmhouse

Gross Internal Floor Area (approx.): 143 sq. m

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

Mill of Kingoodie Farmhouse

Mill of Kingoodie farmhouse is an impressive traditional three/four bedroom stone and slate Aberdeenshire farmhouse located to the west of the farm buildings and screened and sheltered with woodland to the west. The property is modern and well-presented, having been maintained in very good condition by the present owners.

As you enter the property via the front door to the front hallway, a door under the stairs takes you into the spacious and well-equipped office, the centre of the farming operation at Mill of Kingoodie. On the right-hand side of the corridor lies a spacious living room/dining room with a wood burner.

On the left-hand side of the corridor, and also accessible from the office or from the rear hall, is the open-plan kitchen and family area. The large, well-equipped kitchen area with ample storage takes pride of place next to the cosy sitting area at the front with log wood burner. From the kitchen, another door leads to the utility area and back door, as well as the WC.

The central flight of stairs takes you up to the three spacious and well-laid-out bedrooms, the one on the left featuring a huge walk-in wardrobe area, and the master bedroom being located on the right-hand side. The first floor of the house also includes a modern bathroom, featuring a large bath as well as a walk-in shower and a store room.

Garage Building

Behind the farmhouse lies a two-storey versatile garage outbuilding. The ground floor consists of a separate storage area as well as a large double garage and adjoining shower room. A flight of stairs leads to a fantastic open-plan relaxation area on first-floor level of the building. This room serves as the perfect party room to entertain guests in and includes a kitchenette area with breakfast bar, a snooker table and log burner taking centre stage.

Property Details

EPC: Band F **Council Tax:** Band: E **Windows and Doors:** Double glazing

Heating and Hot Water: Oil fired central heating, mains water

Services: Mains electricity, private drainage

Included in Sale: All carpets, curtains, blinds, light fittings and bathroom fittings included.



Mill of Kingoodie



Important Notices

Local Authority: Aberdeenshire Council, 29 Bridge Street, Ellon, AB41 9AA

Entry: By arrangement

Viewing: Contact Mr Derek Barrack on 07881 712 285

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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