



NETHER CRIGGIE
STONEHAVEN





“Farmhouse, farmbuildings and predominantly grade 3(1) land extending to 57.67 hectares (142.47 acres) or thereby. Next to the A90 and close to Stonehaven.”



Nether Criggie, Stonehaven, AB39 2XY

For Sale as a whole:

Offers Over £1,325,000

Property Highlights

- + Spacious 3/4-bedroom farmhouse on the heart of the farm
- + Good range of modern farm buildings
- + Good roadside location in a productive and renowned farming region of Aberdeenshire
- + Predominantly Grade 3(1) arable land

Location & Situation

The town of Stonehaven, a popular tourist destination with attractions including the picturesque harbour, beach, open air swimming pool and nearby Dunnottar Castle, is located just 4 miles to the north-east. The town also hosts a range of local services and amenities, including shops, restaurants, the local secondary school, leisure and health centres as well as a railway station with regular services to the north and south.

In addition, the local village pub, shop and the local primary school can be found in the quaint village of Drumlithie about 3.5 miles to the south-west.

The subjects benefit from close proximity to excellent transport links including the A90 trunk road and the Aberdeen Western Peripheral Route (AWPR). Aberdeen (21 miles) can be reached in 30 minutes by car (rush hour expected) and provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry. The AWPR provides quick access to the north and west of the city including Aberdeen Airport which operates regular flights to London and other UK cities, as well as overseas destinations.

Distances

Drumlithie 3.5 miles

Stonehaven 4 miles

Aberdeen 19 miles

Dundee 47 miles

Nether Criggie Farm Land & Buildings

Agricultural Land

The land at Nether Criggie consists of 14 field parcels extending to an area of approximately 57.67 Hectares (142.47 acres) or thereby in total. The land is currently not IACS-registered though can be registered by a potential purchaser.

The topography of the land ranges from flat to gently sloping in a general southerly direction, lying at an altitude of 115-130 metres above sea level.

The land is of a good quality, with the vast majority of the land being classed by the Macaulay Institute for Soil Research (now the James Hutton Institute) as Grade 3(1) with small areas as Grades 3(2) and 4(2) around the western and eastern boundaries of the land. The land is currently managed in a mixed arable and grass rotation, and is suitable for a wide variety of agricultural purposes, with the rectangular layout of the field parcels making the land more than suitable for use by modern farm machinery.

The field parcels can be accessed via established farm tracks that run centrally through the yard with an additional track found on the western boundary which also provides an alternative access to the subjects.

Farm buildings

Lying directly west of the Farmhouse is a good range of agricultural buildings that provides extensive livestock, grain and general storage accommodation. The buildings are all of a steel-portal frame construction with concrete floors and sheeting panels on the upper walls and roofs. Generally, the buildings are all in good condition for their age and usage providing approximately 2,239 square metres of covered floor space. Furthermore, they benefit from mains water, electricity and are sat upon a large concrete yard area.

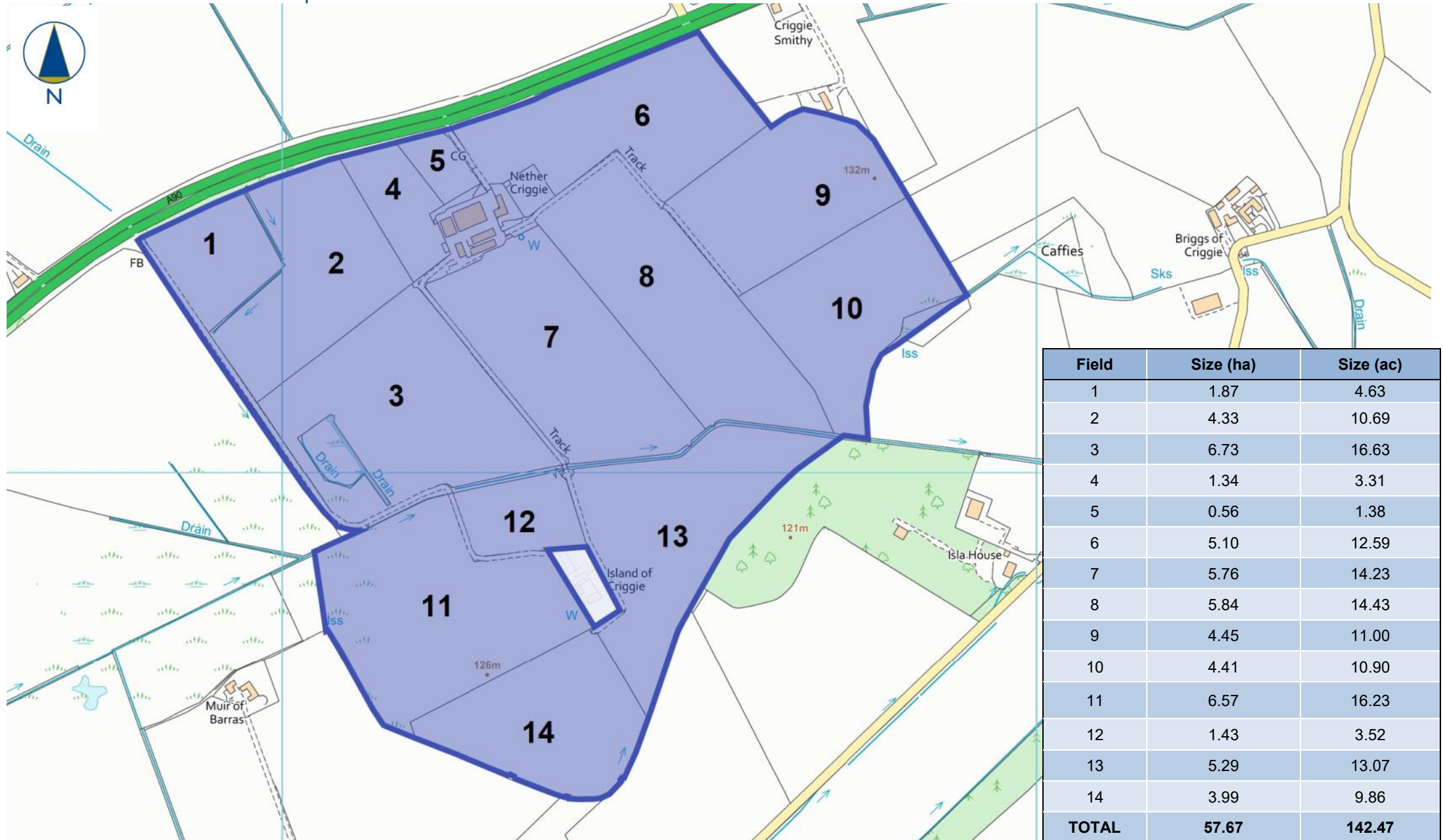
The buildings include:

- Cattle court
- Grain shed
- General purpose shed
- Dutch Barn
- General purpose shed with workshop
- Machinery shed
- Covered silage pit



Farm Plan

what3words location:///option.outnumber.bullion



Field	Size (ha)	Size (ac)
1	1.87	4.63
2	4.33	10.69
3	6.73	16.63
4	1.34	3.31
5	0.56	1.38
6	5.10	12.59
7	5.76	14.23
8	5.84	14.43
9	4.45	11.00
10	4.41	10.90
11	6.57	16.23
12	1.43	3.52
13	5.29	13.07
14	3.99	9.86
TOTAL	57.67	142.47



Nether Criggie Farmhouse

Gross Internal Floor Area (approx.): 276q. m

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



Nether Criggie Farmhouse

The large farmhouse at Nether Criggie provides spacious living accommodation over two levels and is located conveniently close to the farm buildings at the heart of the farm. Although the house requires modernisation, it is fully double glazed and would make a comfortable and versatile family home.

The ground floor can be entered from both the front and the rear of the house through two porches. The adjoining hallway connects the various ground floor rooms, which include two cosy living rooms with fireplaces, a large kitchen with traditional Rayburn stove, a south-facing conservatory and a large bathroom.

The first floor of the main house comprises three bright and spacious bedrooms, with the master bedroom benefitting from a useful en-suite shower room. A second staircase provides an additional bedroom/ office/ games room. This area sits above a double garage, store and w.c.

Ample space can be found to the front of the property for parking. To the rear and side of the property is a mature garden area with an adjoining fenced area that could be used as a small market garden.

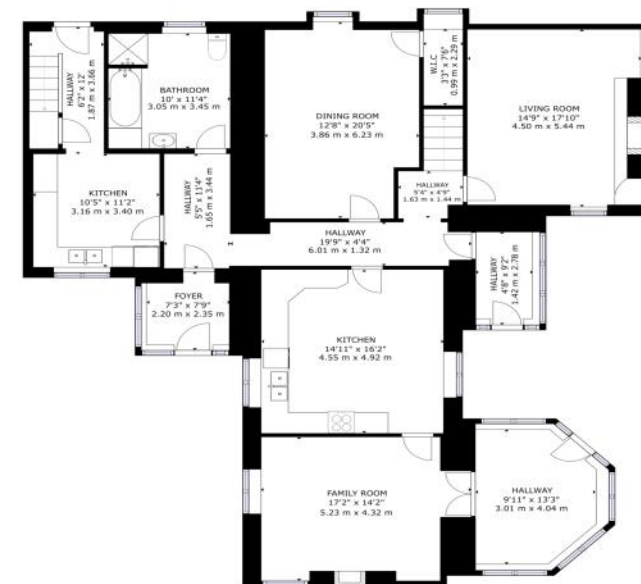
Property Details

Services: Mains water and electricity, Private drainage, gas central heating

EPC: Band E **Council Tax Band:** D

Local Authority: Aberdeenshire Council, Viewmount, Arduathie Road, Stonehaven, AB39 2DQ

Entry: By arrangement



Important Notices

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



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.

Date of publication: November 2024. Photographs taken: October 2024.

Viewing strictly by appointment

**ABERDEEN
&
NORTHERN
ESTATES**

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

Andrew MacEwen

01467 623800

estates@anmgroupp.co.uk



Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk

