



PINEWOOD

AUCHENCRIEVE, METHLICK

ABERDEEN
&
NORTHERN
ESTATES



"An **attractive smallholding opportunity** set in a peaceful rural setting. Includes 3 bedroom dwelling, 28 acres of land near the village of Methlick, available as a whole or in 3 lots."



Pinewood, Auchencrieve, Methlick, Ellon, Aberdeenshire, AB41 7DJ

For Sale as a whole or in three lots:

Offers Over as a whole £430,000

Lot 1 £340,000 Lot 2 £40,000 Lot 3 £50,000

Property Highlights

- + Traditional steading development with three bedrooms providing comfortable family accommodation.
- + Available as a whole or in three lots presenting equine or smallholding opportunities and more.
- + Three parcels of IACS registered land extending to 11.30 hectares (27.92 acres) or thereby.
- + Pleasant and peaceful location close to the village of Methlick, Aberdeenshire.

Location & Situation

Pinewood is an attractive traditional smallholding in the rolling agricultural landscape of Aberdeenshire. The property presents an excellent opportunity to escape to the country, yet benefits from close proximity to local services and good transport links.

Pinewood is located just 1 mile north of the village of Methlick, where one can find a strong sense of community with local primary school, centrally located church and village hall, shop with post office, Ythanview Hotel, heritage society, youth groups and various sporting interests including Methlick Cricket Club (MCC). Oldmeldrum nearby, provides secondary education at Meldrum Academy with a wide range of facilities, supermarkets, and services found in the market towns of Ellon and Inverurie.

There is an abundance of recreational and leisure opportunities in the area including Lochter Activity

Centre. Golf courses can be found in Ellon and Oldmeldrum, including Meldrum House Country Hotel and Golf Course. The nearby Haddo House (3 miles), one of the most important properties in the ownership of The National Trust for Scotland, and the surrounding country park with its variety of scenic country walks for all ages. Furthermore, the scenic Braes of Gight is located close by, as is the Bennachie range and coastal walks.

Aberdeen City is within 23 miles and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 30 minute commute) and is also the location of P & J Live, the largest event complex in the North of Scotland. The Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time, making travel to Dundee or Edinburgh very achievable. A short 25 minute drive will get you onto the AWPR and on route to your next destination.

Distances

Methlick 1 miles Oldmeldrum 8 miles Ellon 9 miles Inverurie 14 miles Aberdeen 23 miles

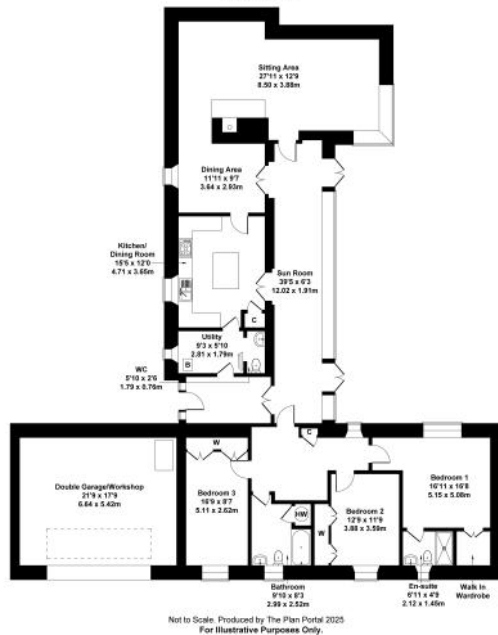
Pinewood - Lot 1

Gross Internal Floor Area (approx.): 169 sq. m

What3Words Location: ///scrapping.dock.rent



Pinewood, Auchencrieve, Methlick, AB41 7DJ
Approximate Gross Internal Area
2295 sq ft - 222 sq m



Accommodation

The house at Pinewood comprises a traditional steading which has been lovingly renovated and extended. The accommodation provides comfortable family living on one level, although we understand there is scope to develop a first floor, with the necessary consents.

On entering the property you find a spacious hall, W.C. and utility area. The central wing houses the Kitchen and a sun room has been added which benefits from the sun all day long. From the kitchen you enter a dining area which is open plan to a large spacious living room. The final wing has three spacious double bedrooms, a bathroom and an internal large garage.

Garden and Outbuildings

Externally, the property enjoys a well kept garden laid mainly to lawn with mature shrubs and trees, to the rear is a large paved area acting as a suntrap and seating area.

Pinecroft benefits from a gravel parking area leading to the extensive garage area. The large garage has ample space for a car and could be used as a workshop.

Lot 1 benefits from IACS registered extending to 2.44 hectares (6.03 acres) or thereby. The land is mainly all in grass although there is a small area been planted in native broadleaves found by the roadside help.

Property Details

Home Report: Available on our website

EPC: Band C

Council Tax: Band F

Windows and Doors: Timber framed double glazing. External wooden style / internal timber panel doors

Services: Mains Electricity. Private water system - well within property. Oil central heating and wood burner. Private drainage





Lots 2 & 3

Lot 2 - what3words location: [:///column.obvious.sweated](#)

Lot 3 - what3words location: [:///conspired.equipment.asteroid](#)

Lot 2 - Katies Woodie

Lot 2 includes a single IACS registered field extending to 2.65 hectares (6.55 acres) or thereby. This area was established woodland until a few years ago, but suffered storm damage and has been completely felled and re-planted with a mix of species which are starting to establish. The lot offers a great opportunity to manage the woodland given it's early stage of growth and is easily accessible from the roadside.

Also included within the north western area of the lot is a former Royal Observation Corps (ROC) observation post 'Bunker'. Constructed during the 'cold war' this subterranean structure provides a unique piece of history and was understood to be in use as recently as 1991,. We understand the bunker has in part been restored and could be used for a number of different purposes.



Lot 3-Primrose Wood

Lot 3 includes a single IACS registered field extending to 6.21 hectares (15.34 acres) or thereby. The woodland benefits from roadside access. The woodland has a mix of species and is designated as an area of native and ancient woodland. The woodland is well established and is an attractive option for amenity opportunities and offers a peaceful setting for any nature and wildlife enthusiast. Coupled with Lot 1 and 2 this area could be used for those with equine interests as a hacking route. Throughout the wood small areas of open ground can be found.

Directions

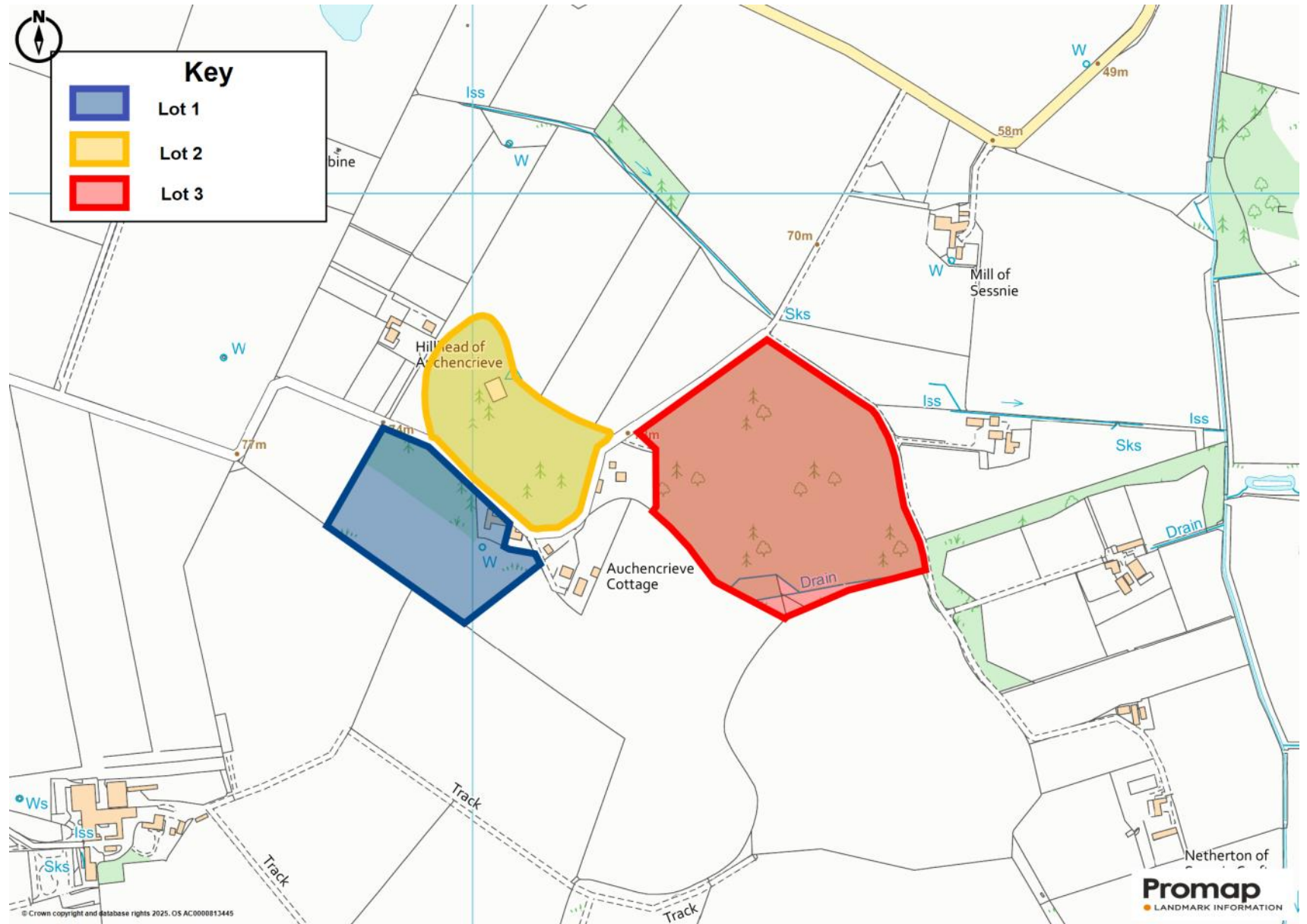
From the centre of Methlick at the shop, travel north on the B9170, towards New Deer, passing over the River Ythan. Before leaving Methlick turn right signposted to Auchencrieve and travel along this road until Pinewood can be found on your right hand side.

Viewings - By appointment only

To arrange a viewing please contact the owner Mr Bevan on 07921 915141 or the selling agents, Aberdeen & Northern Estates on 01467 623800

Pinewood

what3words location: [///scraping.dock.rent](https://www.what3words.com/#!/scraping.dock.rent)



Property Details & Important Notices

Services: Private water and drainage, mains electricity. timber double glazing. Oil central heating

Local Authority: Aberdeenshire Council, Formartine House, Union Street, Ellon, AB41 9BA

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



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

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