

# SOUTH CANTERBURY

CORNHILL, BANFF

ABERDEEN  
&  
NORTHERN  
ESTATES



"South Canterbury extends to 100 acres or thereby and is available in two lots or as a whole offering smallholding, productive land and equipped farm opportunities in an attractive and accessible location"



# South Canterbury, Cornhill, Banff, AB45 2BP

**Offers Over £685,000**

Or available in two lots:

## Lot 1 Offers over £260,000

- + Spacious three-bedroom dwellinghouse with great potential
- + Useful and versatile range of buildings
- + Set in approximately 17 acres (7 hectares) in total

## Lot 2 Offers over £425,000

- + IACS registered land extending to 82 acres (33 hectares)
- + Grade 3.2 productive land, suitable for grazing, grassland and arable production
- + Good access to the B9022

## Location & Situation

South Canterbury lies in a picturesque rural yet accessible location near the village of Cornhill, around 5 miles south of the renowned Moray Firth coast in Aberdeenshire. Cornhill is a peaceful rural community and has a garage, church and village hall with local shops and services available in Portsoy around 4.5 miles to the north. Primary schooling is provided at Ordiquhill Primary School (2 miles).

South Canterbury enjoys good access links to the nearest towns of Banff and Keith, which are located to the northeast and southwest respectively. Both towns provide a wide range of services and amenities including secondary education, retailers, supermarkets, fuel stations, accommodation, eateries, healthcare, swimming pools, sports and community centres.

The nearby Moray Firth coast is famed for its temperate climate, beautiful beaches and traditional fishing villages and towns, such as Cullen and Portsoy. Aberdeenshire and Moray are highly regarded for recreational activities such as golf, mountain biking, hill walking, winter sports and fishing as well as its famous castle and whisky trails.

Agriculture plays a key role in the local Aberdeenshire economy. There is a plethora of dealerships, services and suppliers locally as well as veterinary practices in Banff and Keith. There are local livestock marts at Huntly and Thainstone near Inverurie which both hold regular weekly sheep and cattle sales throughout the year, as well as special sales, attracting buyers from across the country.

## Viewings

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

## Distances

Cornhill 2 miles

Banff 10 miles

Keith 12 miles

Elgin 29 miles



# South Canterbury

what3words location: ///reef.expel.kilt

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

## Lot 1

### South Canterbury Farmhouse

Gross Internal Floor Area: approx. 122m<sup>2</sup>

A traditional detached dwellinghouse providing spacious three-bedroom accommodation and enjoying lovely south facing views over surrounding farmland. The property would benefit from upgrading and modernisation throughout, offering great potential and allowing a purchaser to personalise to their own taste.

Accommodation on the ground floor comprises dining kitchen, two reception rooms, shower room, bedroom and front porch. On the first floor are two bedrooms and a bathroom. The property has a mix of uPVC and timber framed predominantly double glazed windows and oil central heating.

To the front (south) is a good sized garden with area of lawn and vegetable patch with polytunnel. Adjoining to the west is a small grass paddock. There is a timber single garage and a timber/metal sheet clad store to the rear.

## Property Details

Home Report: Home Report is available on our website.

EPC: Band F Council Tax: Band C

Windows & Doors: uPVC / timber framed, mainly dbl glazed

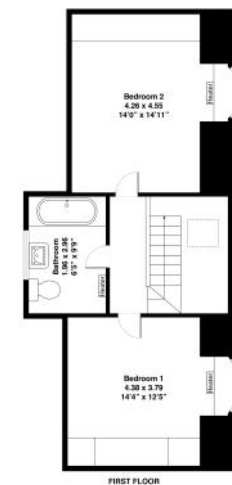
Services: Private water and private drainage to septic tank. Mains electricity. Oil central heating.

Included in Sale: Floor coverings, curtains and white goods.

## Buildings

South Canterbury is served by a range of useful buildings providing ample livestock housing and storage, with potential for alternative uses and development (subject to obtaining necessary planning permission). The buildings extend to 900m<sup>2</sup> or thereby in total, and comprise a large traditional U-shaped steading with steel portal frame in-fill court, adjoining timber frame building and a separate timber frame cart shed. The traditional steading and in-fill court are supplied by electricity and water.

There are redundant traditional buildings situated within Fields 3 and 12.





## Land as a Whole

The IACS registered land at South Canterbury extends to 96.5 acres (39 hectares) or thereby in total, consisting of 13 field parcels as per the plan attached. Classified by the James Hutton Institute as Grade 3(2), the land is presently all in grass and utilised for livestock grazing however has had recent arable cropping. The field parcels are of practical size and benefit from good accessibility, stockproof fencing and are supplied by water troughs. South Canterbury sits at an altitude of 90m to 115m above sea level with the land generally flat lying.

The land can be classified as follows:

Land Type	Hectares	Acres
Arable	34.66	85.64
PGRS	3.58	8.85
RGR	0.82	2.03
Other	1.37	3.39
<b>Total</b>	<b>40.43</b>	<b>99.9</b>

**Lot 1** the land included in Lot 1 comprises Fields 6 and 13 extending to 14 acres or thereby. Including the buildings, yard and grounds surrounding the farmhouse, the total area of Lot 1 extends to approximately 17 acres (7 hectares) as identified shaded orange on the attached plan.

**Lot 2** comprises a productive block of Grade 3(2) agricultural land extending to 82.5 acres (33.4 hectares) or thereby in total, identified shaded blue on the plan attached.

## Basic Payment Scheme (BPS)

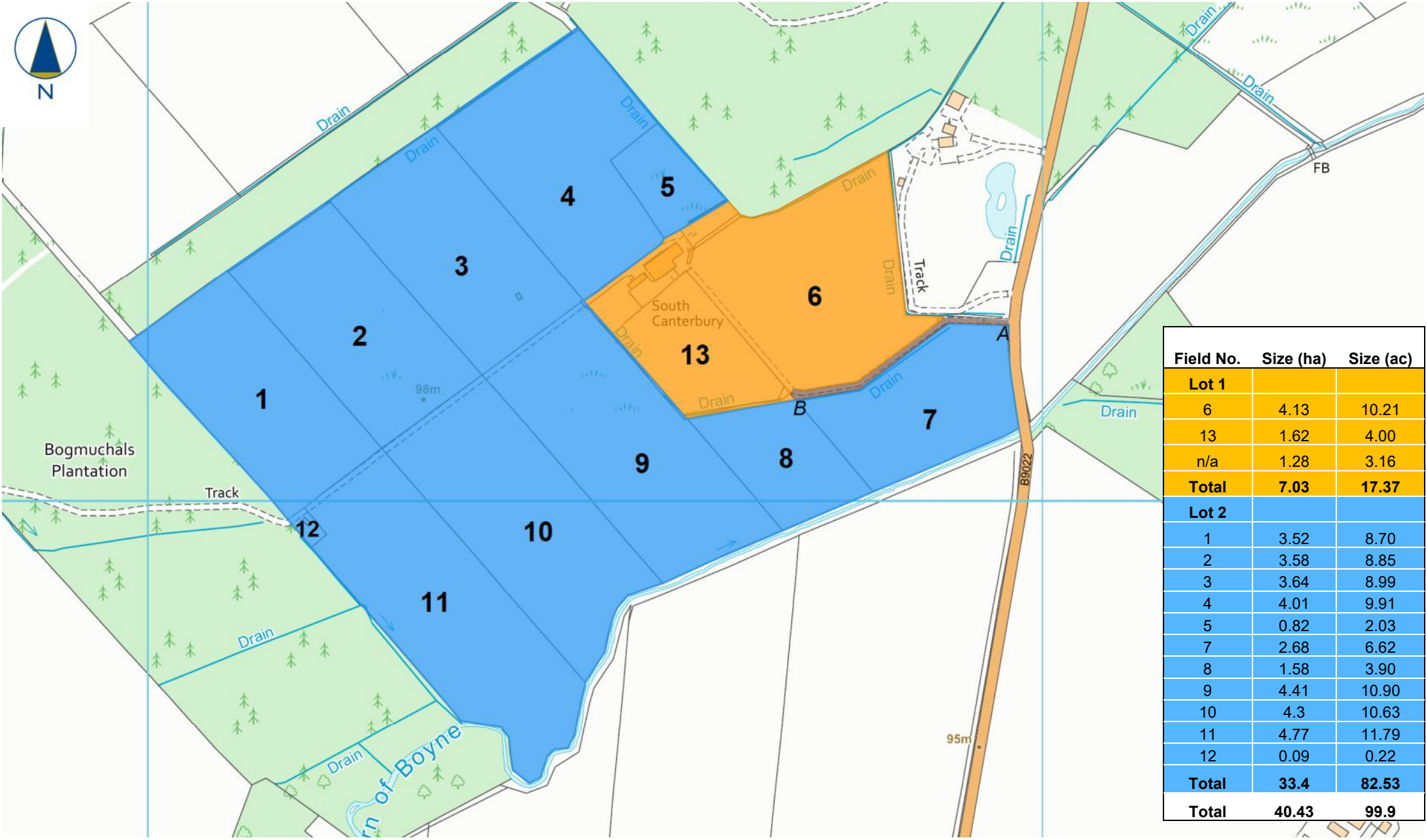
All the land is BPS Region 1 except Field 5 which is Region 2. Entitlements are not included in the asking price but are available by separate negotiation.

## Access

South Canterbury is accessed via a short private track off the adjacent B9022 road. If sold in lots, Lots 1 and 2 will have a shared access from point A to B and Lot 2 will be accessed from point B as indicated on the attached plan.



# South Canterbury Sale Plan



Field No.	Size (ha)	Size (ac)
<b>Lot 1</b>		
6	4.13	10.21
13	1.62	4.00
n/a	1.28	3.16
<b>Total</b>	<b>7.03</b>	<b>17.37</b>
<b>Lot 2</b>		
1	3.52	8.70
2	3.58	8.85
3	3.64	8.99
4	4.01	9.91
5	0.82	2.03
7	2.68	6.62
8	1.58	3.90
9	4.41	10.90
10	4.3	10.63
11	4.77	11.79
12	0.09	0.22
<b>Total</b>	<b>33.4</b>	<b>82.53</b>
<b>Total</b>	<b>40.43</b>	<b>99.9</b>

# Property Details & Important Notices

**Local Authority:** Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

**Entry:** By arrangement

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

**Mineral Rights:** Reserved by the seller

**VAT:** The subjects are opted to tax therefore VAT will be payable on the purchase price (excepting the farmhouse)

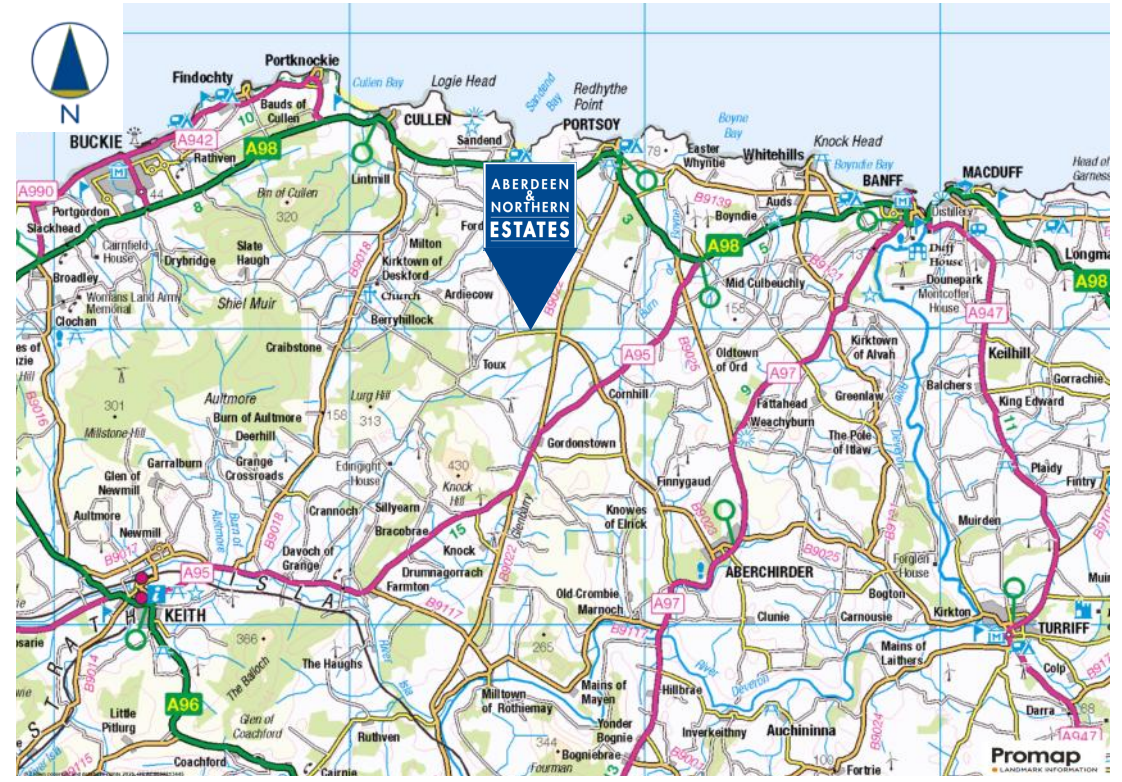
**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

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

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**ZOOPLA** rightmove @TheMarket

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*"Experienced, Independent, Local, Trusted since 1920."*