



SOUTH ESSIE FARM

St Fergus, Peterhead





"A 90-acre equipped farm with 4 bedroom farmhouse and range of buildings comfortably housing over 100 cattle in a delightful coastal Aberdeenshire location near St Fergus."



South Essie Farm, St Fergus, AB42 3HQ

For Sale as a whole:

Offers Over £700,000

Property Highlights

- + Spacious and modernised 4-bedroom farmhouse
- + Good range of traditional and modern farm buildings with useful yard area
- + Opportunity to expand with planning approved for a 30m x15m new cattle shed
- + Coastal location in a renowned farming region of Aberdeenshire, enjoying good access links
- + Productive Grade 3(2) arable land

Location & Situation

St Fergus is a rural village situated in northeast Aberdeenshire, offering an attractive blend of countryside charm and strategic location. Surrounded by open farmland and expansive coastal landscapes, the area is well-suited for agricultural use, with fertile soils and a strong tradition of farming. The nearby St Fergus Gas Terminal underscores the region's economic importance, while the village itself is welcoming with a strong sense of community; with local shop, pub, fish & chip takeaway, garage, Primary School and Parish Church. With direct access to the A90, St Fergus provides convenient connectivity to towns and wider services without compromising on the quiet, rural lifestyle.

Peterhead, just 4 miles south of St Fergus, is the largest town in Aberdeenshire, known for its thriving fishing port the largest whitefish port in Europe. Peterhead also supports a growing energy and logistics sector. Peterhead

offers a full range of amenities including supermarkets, schools, healthcare facilities, and leisure options, making it an ideal support centre for the area.

Aberdeen City is within 34 miles of South Essie and is the Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 45 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 throughout the area and beyond, making travel to Dundee or Edinburgh very achievable. A short 30 minute drive will get you onto the AWPR and on route to your next destination.

The Thainstone Centre, the Agri hub of the north east with livestock and machinery auctions, near Inverurie is only 38 miles in distance.

Distances

St Fergus 1 mile

Peterhead 4 miles

Aberdeen 34 miles

Fraserburgh 13 miles



South Essie Farm Land & Buildings

Agricultural Land

The IACS registered land at South Essie extends to 36.62 hectares (90.49 acres) or thereby comprising 9 fields as per the adjacent sale plan. The land is entirely classified as Grade 3(2) by the James Hutton Institute indicating high yields of barley, oats and grass can consistently be obtained. The farm is presently all in grassland and is self sufficient for all silage requirements. Fields 1 & 7 have recently been reseeded with white clover and silage mix. Farmyard manure has helped improve the quality of the soil. All fields have water troughs with a newly installed bore hole providing plentiful supplies, whilst extensive works have been undertaken to renew parts of the fencing in recent years. BPS Region 1 Land. All Non-LFA.

Farmbuildings & Yard

There are a good range of traditional and modern buildings, each served with water and electricity including:

Timber framed barn – (27m x 9.3m) - Timber frame and roof trusses. Roof clad with box profile steel sheeting. Upper half of walls and top of gables clad with corrugated steel sheeting.

Stone byre 1 – (15.5m x 3.7m) - Stone walls and timber truss roof clad with corrugated steel sheeting. Concrete floor.

Stone byre 2 – (26.7m x 4.4m) - Stone walls and timber truss roof clad with corrugated fibre cement sheeting. Concrete floor.

Nissen barn – (26.7m x 6.5m) - Steel frame with curved steel roof trusses. Roof and upper walls clad with corrugated steel sheeting. Concrete block walls below to 1.5m. Extension to adjacent yard provides a secure feeding area.

Cattle court – (22.5m x 15.4m) - Infill cattle court bounded on three sides by the stone walls of the original steading and on the outer wall a concrete block wall with corrugated steel sheeting above. The roof has timber trusses clad with corrugated fibre cement roof sheeting.

General purpose store / cattle court – (26.6m x 11.0m) - Steel beams supporting timber truss roof clad with corrugated fibre cement roof. Walls clad with box profile steel sheeting above concrete block walls to 1.8m.

Great opportunity to expand with **planning approved** in December 2024 for further cattle shed (30m x 15m) - APP/2024/2005 immediately to the south of the farm steading.

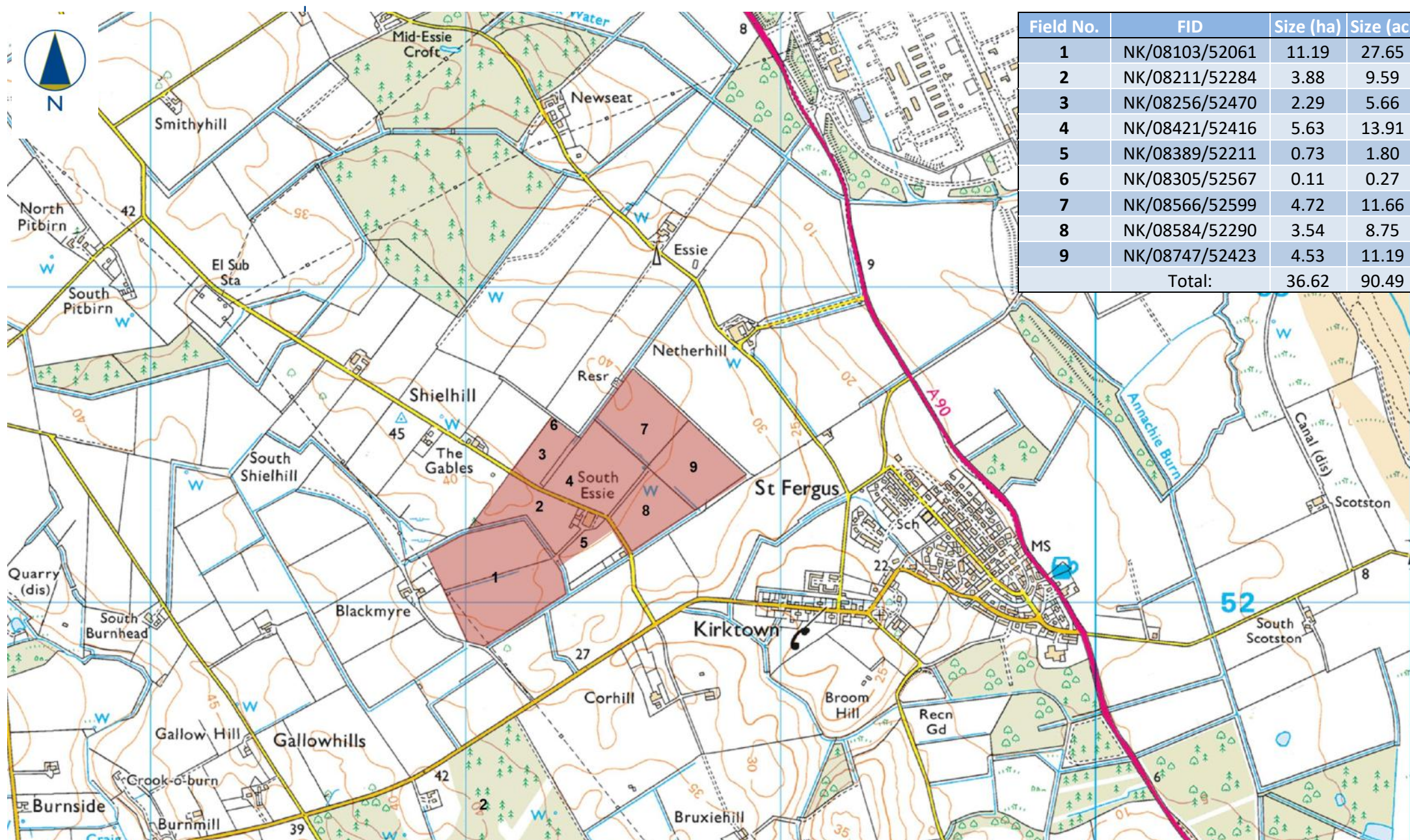
A versatile concrete **yard area** with concrete panels enables efficient livestock handling and general storage. In addition there is a livestock race area. There is outside lighting and security cameras.

South Essie is **QMS Farm Assured**..



South Essie Farm Plan

what3words location:///backswing.recline.nearing





South Essie Farmhouse

Gross Internal Floor Area (approx.): 165 sqm

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

South Essie Farmhouse

The farmhouse has been modernised providing spacious family accommodation over two floors. In summary the accommodation comprises:-

Ground floor - Hall, dining room/bedroom 4, kitchen with dining area, bathroom, office/bedroom 3, conservatory and living room.

First floor - Master bedroom, toilet and bedroom 2.

The conservatory is positioned to take in the southerly aspect overlooking the garden. The bathroom includes a spa wellness bath and a walk in shower. Ample parking is provided close to the house. The property also benefits from double glazing and solid fuel heating.

Externally the property enjoys a spacious front and rear garden, garage area and drying green.

Property Details

Services: Mains water (house) with private borehole serving fields and buildings with mains option available. Mains electricity, Private drainage, Solid fuel heating

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

Local Authority: Aberdeenshire Council, Buchan House, St Peter Street, Peterhead, AB42 1QF

Entry: By arrangement

Viewing—By appointment

To arrange a viewing, please contact the owner Mr T Woodcock on 07903460805 or the selling agents, Aberdeen & Northern Estates on 01467 623800.



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Important Notices

BPS Entitlements: Not included in the sale price but 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 by appointment

**ABERDEEN
&
NORTHERN
ESTATES**

To view this property or for further information,
please contact the selling agent:

James Presley

01467 623800

estates@anmgroupp.co.uk



ZOOPLA

rightmove

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk

