



# CASTLE FARM

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ROSEHEARTY, FRASERBURGH



"Executive and elevated house plot with paddock nestled in the grounds of Pitsligo Castle, overlooking the coastal fishing village of **Rosehearty**. With country and coastal views all in one, this truly is a unique and once-in-a-lifetime opportunity"



## Castle Farm

what3words location:///useful.releases.frostbite

For Sale as a whole:

Offers Over £180,000

### Property Highlights

- + Luxurious rural house plot extending to 4,856sqm / 1.20 acres or thereby
- + 0.7 acre paddock - perfect for enjoying country living and pursuits
- + Easy walking distance to Rosehearty village and beach
- + Located in the enchanting grounds of Pitsligo Castle with glorious views

Down a storybook tree-lined access track, Castle Farm is situated within the enchanting grounds of Pitsligo Castle, overlooking the historic fishing village of Rosehearty on the tip of the Aberdeenshire coastline projecting into the Moray Firth.

This generous plot extends to 4856sqm / 1.20 acres or thereby and includes an adjacent 0.7 acre grass paddock, providing a once-in-a-lifetime opportunity to build your ready-designed dream home next to a castle and castle orchard.

This executive house plot has obtained Full Planning Permission and Building Warrant for the erection of a substantial, modern 4-bedroom family home with integral garage, expansive family and entertaining space and generous storage. The premium family home has been meticulously designed with family space and functionality in mind along with large sections of glazing for picture-frame views of Rosehearty and the surrounding coastline and countryside.

The site is fully prepared, with former steading demolition and site clearance already completed and granite and stone materials stored onsite for the build (all stone from the demolition is included in sale). Mains water, electricity and telephone services on site ready for connection. Work can begin immediately upon entry.

### Distances

Rosehearty 0.3 miles

Fraserburgh 4.5 miles

Aberdeen 44 miles

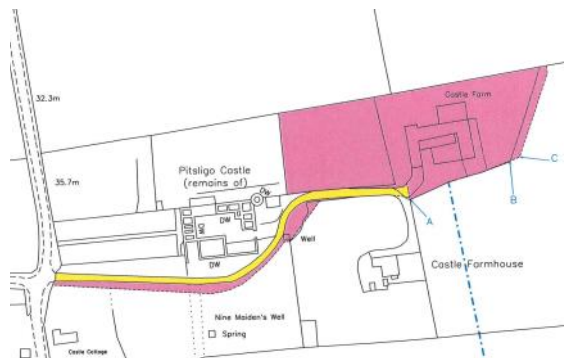
# Castle Farm, Rosehearty, Fraserburgh, AB43 7NU



## Local Authority Consents

Full Planning Permission was granted in October 2020 for demolition of former steading (now complete) and erection of dwellinghouse. Full details and drawings can be viewed online and downloaded using planning ref APP/2021/1264.

Building Warrant for erection of a 6-apartment dwellinghouse with garage was granted in January 2023 and expires 24 January 2026. Full details can be viewed online using warrant ref BW/2022/1871.



## Rosehearty

Located four miles west of Fraserburgh, Rosehearty village is thought to have been formed as one of the first seaports in Scotland in the 1300's by shipwrecked Danish fishermen. Rosehearty was known to have been a very active harbour during the peak of the herring trade in the 19th Century, accommodating around 88 fishing boats. Today, Rosehearty's harbour is quiet, yet still active, and the village is slowly growing now with a population of around 1,200. The village boasts pre-schooling and a primary school, library, public hall, church, newsagent / general grocer, hotel with bar and restaurant, 9-hole links golf course, leisure play park, caravan and camping park, beautiful sandy beach and dramatic coastal walks to the west.

## Pitsligo Castle

Pitsligo Castle was constructed in 1424 by the Fraser family. It is understood that various packages of works were carried out to the building over the next 200 years or so, but was notably enlarged in 1570 by the Forbes family, who also went on to expand Rosehearty settlement including construction of Pitsligo Church in 1632.

During the 1715 Jacobite Uprising, a successor of Sir Alex Forbes made a contentious decision, which led to the lands and titles relinquished. Pitsligo Castle and its neighbour, Pittulie Castle, were both in ruinous states by the 1850's, where they have both remained and continued to decay.



# Property Details & Important Notices

**Services:** 3no mains water pipes, mains electricity and BT on site ready for connection.

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

**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:

Andrew Beedle

01467 623800

andrew.beedle@anmgroup.co.uk



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Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroup.co.uk

anestates.co.uk