



NEUKBOG

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ROTHIENORMAN, INVERURIE

ABERDEEN  
&  
NORTHERN  
ESTATES

“Situated in a peaceful, picturesque rural location just two miles from **Rothienorman** village, Neukbog offers an idyllic smallholding opportunity set in just under 21 acres”





# Neukbog, Rothienorman, Inverurie, Aberdeenshire, AB51 8XJ

For Sale as a whole:

**Offers Over £400,000**

## Property Highlights

- + Bright and spacious bungalow with stunning countryside views and lush gardens
- + Versatile outbuildings and grounds, including former cottage
- + c.20 acres of arable land suitable for a variety of agricultural or hobby farming uses



## Location & Situation

Neukbog is centrally located in the heart of rural Aberdeenshire, between Rothienorman and Fyvie; around 2 miles and 2½ miles respectively. Both areas provide primary education with secondary education available in Turriff, Inverurie and Oldmeldrum.

The surrounding area has an array of recreational opportunities including fishing, walking, trekking, horse-riding and other rural sporting pursuits. Bennachie hills and the Formartine & Buchan Way, a 53 mile route along the former railway line from Dyce to the Banff & Buchan Coastline provide fantastic inter-parish walking and cycling routes. Other notable attractions nearby include Haddo House and Pitmedden Gardens whilst the north east is also famed for its Castle and Whisky trails as well as outstanding food and produce.

The village of Fyvie has a good range of everyday services and facilities. The magnificent Fyvie Castle is a National Trust for Scotland property gem with popular

castle tours, tea rooms and walks around a picturesque loch and beautiful garden grounds.

Turriff (known locally as Turra) is only a 15-minute drive from the property and provides a wide range of local shops, facilities and services including a supermarket, swimming pool, an 18 hole golf course, sports centre and is home to Turriff United FC. The town is also host to the annual Turriff Show, the largest two-day agricultural show in Scotland.

The city of Aberdeen is approx. 26 miles south east, accessed via the A96 from Inverurie, and has a plethora of retail, hospitality and events offerings. The granite city offers national and international connections via air, road and train. The Aberdeen Western Peripheral Route (AWPR) allows easy connection to the A90 to Dundee then onwards to Edinburgh, Glasgow and further afield. Aberdeen International Airport offers a range of flight connections for domestic or business commuting.



## Distances

Rothienorman 2 miles

Turriff 10 miles

Inverurie 12.5 miles

Aberdeen 26 miles

# Neukbog

3 bedroom detached bungalow set within generous garden grounds

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## Neukbog, Rothienorman

Gross Internal Floor Area - approx. 108sq. m

This spacious three bedroomed bungalow, set within extensive lush garden grounds in the peaceful Aberdeenshire area of Rothienorman, just two miles north of Inverurie. The property was built around 24 years ago and is of modern timber kit frame construction.

Upon entering the front entrance via hardwood exterior door, the entrance vestibule leads into the hallway. The lounge is bright and well proportioned, featuring a south-westerly facing bay window. Through an arched opening, the open-plan kitchen and dining room adjoins the lounge and has fully glazed sliding patio doors giving access to the rear of the property, ideal for summer garden dining and entertaining.

The practical kitchen is fitted with floor and wall units with laminate doors and worktops with appliances including built in hob, oven and freestanding dishwasher. The utility room, accessed via the kitchen, is fitted with base units, sink and space for washing machine/tumble dryer. The utility room also comprises a large walk-in storage cupboard and houses the central heating boiler and loft access hatch. Access to the rear of the property is provided via a hardwood exterior door.

Three well-proportioned double bedrooms each include good-sized built-in wardrobes. The modest family bathroom comprises three-piece bathroom suite including WC, wash hand basin and bath with mains shower over.

*The bungalow at Neukbog offers the potential to turn into a beautiful family country home and putting one's stamp on, with the option available of opening up the living room into the dining area to maximise the flood of natural daylight and views.*

The extensive grounds offer the budding garden enthusiast plenty to do as well as providing options for external dining and for those summer BBQ's. Additional grassed areas are perfect for those looking to keep poultry or for home-grown veg.

Central heating oil tank is located to the rear of the property, with the private water borehole (and associated apparatus) is located to the side, close to the outbuildings.

## Property Details

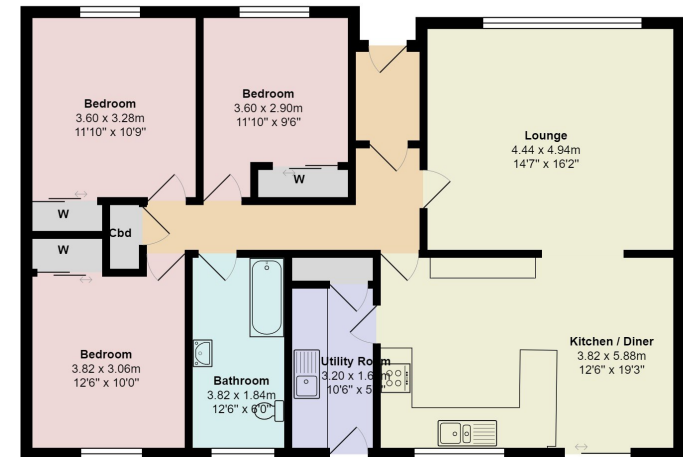
**Home Report:** The Home Report is available on our website.

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

**Windows & Doors:** Timber framed, double glazed

**Heating & Hot Water:** Oil central heating - Potterton Stateman Utility boiler. Hot water cylinder in roof space, heated via boiler and supplemented by immersion.

**Included in Sale:** All carpets, curtains, blinds, light fittings and bathroom fittings included.



## Directions

From Inverurie, head north on the B9001 and continue into Rothienorman. Turn right onto Main Street (signposted 'Fyvie 4') and take the first exit on the roundabout and continue for around 0.75 miles. Turn left where signposted 'The Gammons' and continue on this road over the small bridge and to the top of the hill. Turn left at the junction. The entrance to Neukbog can then be found on your right approx. 0.35 miles from the junction, as indicated by our 'For Sale' sign.

# Neukbog Layout, Location & Land

Agricultural land extending to 19.6 acres or thereby in total

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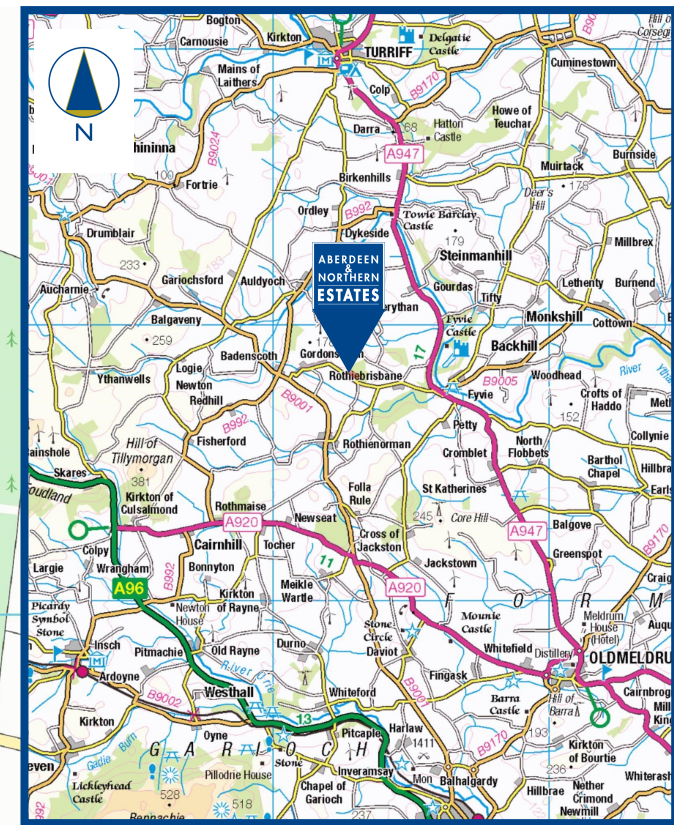
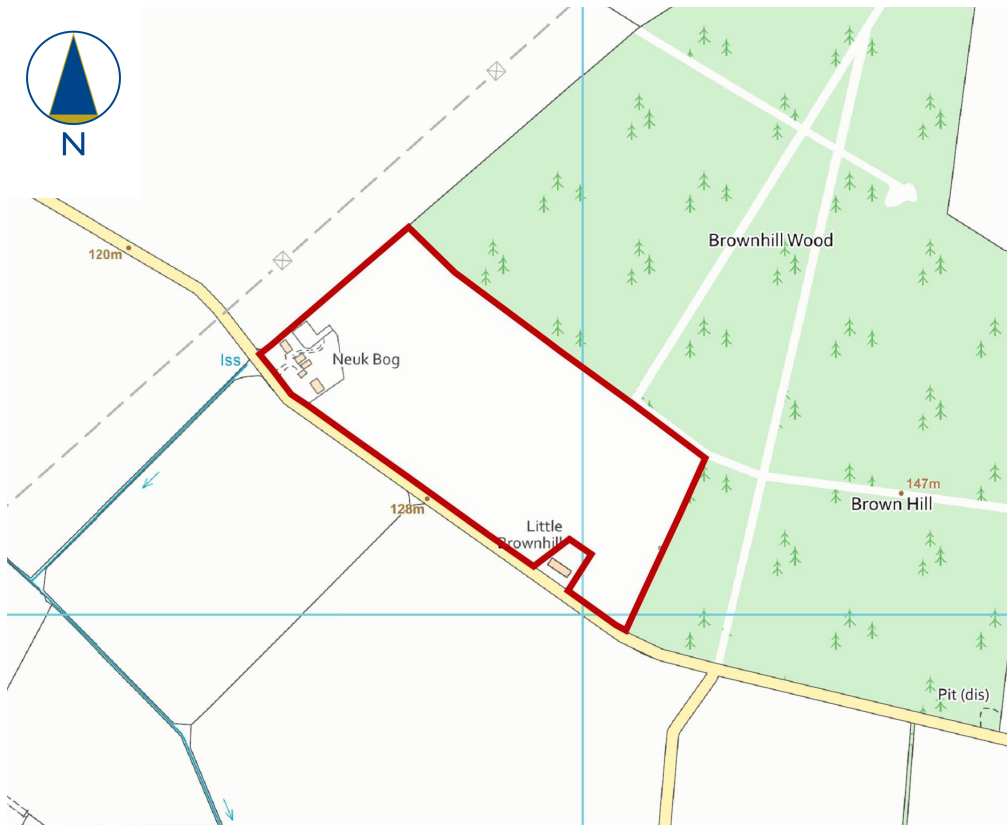






## Land at Neukbog

The IACS registered arable land at Neukbog comprises of 1no field extending to approximately 7.93 hectares (19.6 acres) or thereby and is classified as Grade 3(2) by the James Hutton Institute and has a southerly aspect. The field benefits from good direct access off the public road as well as to the rear of the holding. The field is currently occupied on a seasonal let basis and is sown in spring barley. Vacant possession of the land will be immediately after harvest of barley and straw. Fencing is in poor condition and would require replacement for livestock.

## Basic Payment Scheme

Region 1 BPS entitlements are included in the sale price.

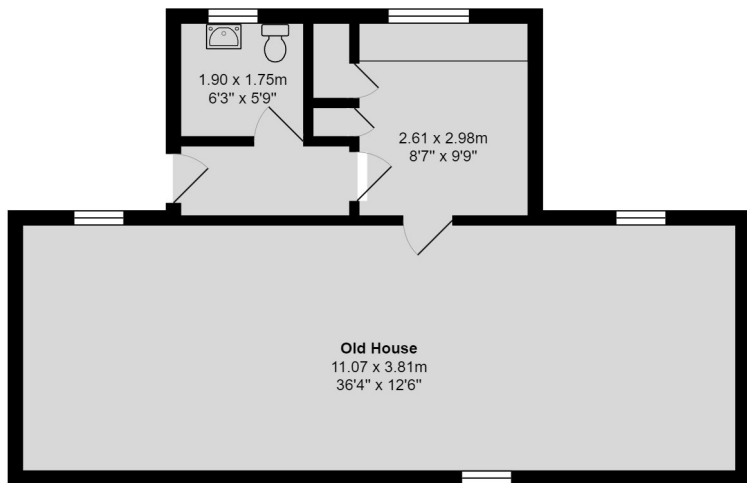


-  Excellent hobby farm, smallholding or equestrian opportunity
-  Land extends to 19.6 acres or thereby in total
-  Good arable and grazing land, currently sown in spring barley
-  Good machinery access to land from Neukbog and public road

# Neukbog Cottage & Outbuildings

Former cottage with outbuildings and hardstanding

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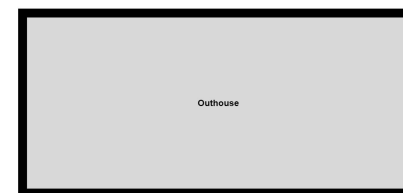
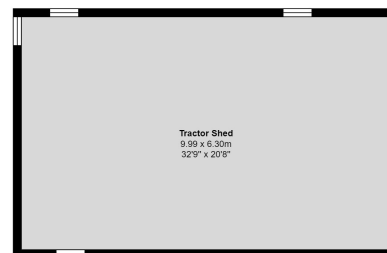
## Cottage - approx. 57 sq. m floor area

Occupying the western corner of the holding the former cottage is used as a store/workshop. The cottage has potential for conversion/replacement as a dwelling, annexe, holiday let, office or other business purpose - subject to Local Authority Consents.

## Outbuildings - approx. 110 sq. m floor area (combined)

There are two dilapidated outbuildings on site of differing construction types. Both buildings require significant repairs or full replacement, subject to Local Authority Consents. There is a further temporary structure in place connected to an HGV box.

The yard areas are generally laid to grass with hardcore track which forms a loop through the property. There lies to the north corner of the yard, a concrete hardstanding area: previously used as a livestock handling / winter housing area - ideal for parking or set-down space.



# Property Details & Important Notices

**Services:** Private drainage, mains electricity and private water. Oil Central Heating. Timber framed double glazing.

**Local Authority:** Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA

**EPC:** Band D **Entry:** By arrangement **BPS Entitlements:** Region 1 BPS available

**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

**ABERDEEN  
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To view this property or for further information,  
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