



# NETHERHEADS OF SKELMUIR

AUCHNAGATT, ELLON, AB41 8XE

ABERDEEN  
&  
NORTHERN  
ESTATES

"The property presents as an excellent smallholding, equestrian or lifestyle opportunity with dwellinghouse, range of useful outbuildings and agricultural land."





# Netherheads of Skelmuir, Auchnagatt, Ellon, Aberdeenshire, AB41 8XE

For Sale as a whole:

**Offers Over £330,000**

## Property Highlights:

- + Spacious two bedroom traditional cottage with en-suite master bedroom
- + Range of useful outbuildings
- + IACS registered land extending to 9.76 hectares (24.12 acres) or thereby
- + Popular, scenic location in the heart of Buchan



## Location & Situation

### Situation

Netherheads of Skelmuir is situated in a pleasant and peaceful location in the rolling agricultural landscape of northern Aberdeenshire, yet is accessible and within easy reach of local services, amenities and transport links. The property presents as an excellent smallholding, equestrian or lifestyle opportunity with a traditional cottage, range of useful outbuildings and land providing flexibility for a range of potential uses.

The 53 mile Formartine and Buchan Way can be found close by and is popular with walkers, cyclists and as an equestrian route. Aden Country Park at Mintlaw is also a popular attraction with scenic walking paths, the Aberdeenshire Farming Museum, café and outdoor events throughout the year.

The East Aberdeenshire coast is only a short distance away and is well-known for its spectacular coastal scenery, with the stretch of coast between Newburgh and Boddam featuring attractions such as the fishing village of Collieston, Slains Castle and the Bullers of Buchan cliffs.



Aberdeen is some 25 miles distant and provides retail, leisure and recreational facilities in the acknowledged Oil Capital of Europe. Aberdeen International Airport is located just north of the city 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 to Aberdeen, Bridge of Don, Dyce, and beyond to major road links north and south.

Stuartfield, locally known as "Crichie", is just 2½ miles to the north and hosts a local shop, butcher, pub and primary school. Mintlaw (5 miles) lies just beyond, providing further local services and secondary education at Mintlaw Academy. A wide range of supermarkets, shops, eateries and leisure facilities can be found in the towns of Ellon (8 miles) and Peterhead (10 miles).

## Distances

Stuartfield 2½ miles    Mintlaw 5 miles    Ellon 8 miles    Peterhead 10 miles    Aberdeen 25 miles

# Netherheads of Skelmuir Cottage

2 bedroom detached cottage

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## Netherheads of Skelmuir

c. 89sq.m. floor area

Netherheads of Skelmuir consists of a traditional south-facing whitewashed cottage with a well-incorporated extension to the front. The property provides cosy and comfortable living throughout on one level.

The property is entered from the utility room leading from the driveway, which provides extra room for utilities while leaving space to leave shoes and jackets.

Beyond the utility room, comprising the remainder of the extension, is the bathroom and the large kitchen, fitted with a range of wall and base units, including a traditional Stanley cooker.

The hallway from the kitchen leads to the cosy living room with a wood burner, adjoined by the spacious south-facing sun room. In addition, the cottage also comprises of two spacious bedrooms leading off the corridor, one of which comes with a large en-suite shower room.

The cottage benefits from lush garden grounds to the front, offering excellent opportunities for outdoor dining and summer barbeques. Beyond the garden lies one of the fields, sitting in between the house and the

minor road passing the property.

The driveway and large parking area lies to the east side of the cottage, next to a wood store for fuel storage. Furthermore, a static caravan and a small timber shed with corrugated sides and roof also lie on the other side of the driveway, with the static caravan which is also included within the sale.

## Property Details

EPC: Band F Council Tax: Band C

Windows & Doors: Double glazing

Heating & Hot Water: Oil central heating, private water

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

## Directions

From Ellon, travel on the A90 signposted (Fraserburgh/Peterhead) for approximately 3 miles take the slight left at The Toll of Birness onto the A952 (Fraserburgh) and continue for 6.4 miles taking a left where signposted to Skelmuir, follow this road for 1.3 miles turning left and passing the trees on the right, before taking an immediate right. Continue on this road for 0.4 miles and Netherheads of Skelmuir can be found on the righthand side of the road.



## Netherheads of Skelmuir,

Approximate Gross Internal Area  
957 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2024  
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# Netherheads of Skelmuir, Location & Land

Agricultural land extending to 24.12 acres or thereby in total

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## Farm Buildings

Netherheads of Skelmuir is served by a useful range of farm buildings, which are located directly behind the cottage at the head of the driveway. The farm buildings comprise a mixture of building types with varying construction and age. The farm buildings consist of a complex of traditional stone buildings directly to the north of the cottage, and could be used as a workshop, housing livestock or as stabling. In addition, there is an open-sided modern store to the east of the driveway, which can be utilised for multiple purposes but is currently used as a car port, along with a corrugated iron shed to the north of this. The buildings cover a total area of 528m<sup>2</sup>. The buildings with approximate dimensions include:

1. Traditional Steadings Complex: number of storage areas currently used for general storage, traditional stone construction, timber frames, concrete floors, mix of slate and corrugated iron roofs, approx. 423m<sup>2</sup>
2. Modern General Purpose Shed: timber frame with exterior wooden side panels, concrete floor, corrugated iron roof, open to west, approx. 40m<sup>2</sup>
3. Corrugated Iron Shed: corrugated iron sides and roof, can be used for general storage, approx. 65m<sup>2</sup>.



Excellent hobby farm, smallholding or equestrian opportunity



Land extends to 24.12 acres or thereby in total



Good arable and grazing land



Good machinery access to land from public road

## Land

The IACS registered land at Netherheads comprises of 10 fields extending to approximately 9.76 hectares (24.12 acres) or thereby in total. The land is currently mostly fallow but can be utilised for a mixture of agricultural purposes, including arable and grazing. The land slopes gently to the north-west, lying at 90-100 metres above sea level. The land is classified as Grade 3(2) by the James Hutton Institute. The fields benefit from good roadside access, with the fields being bordered by the minor road to the south, the small burn to the north and neighbouring agricultural land to the east and west.

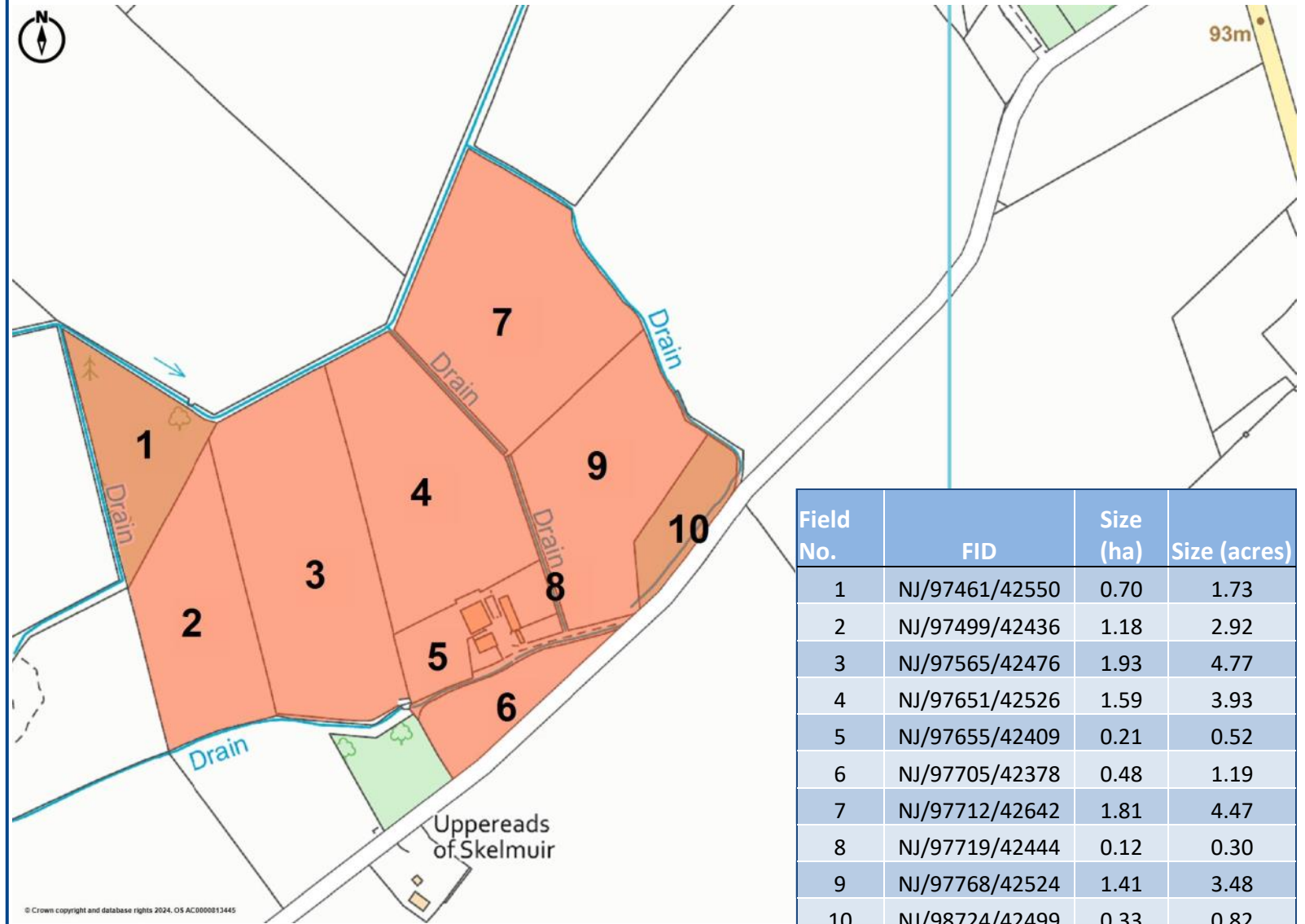
## Basic Payment Scheme

There are no BPS entitlements available.

**To arrange a viewing of the property, please contact Aberdeen & Northern Estates on 01467 623800. Viewings are strictly by appointment only.**

# Netherheads of Skelmuir

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Field No.	FID	Size (ha)	Size (acres)
1	NJ/97461/42550	0.70	1.73
2	NJ/97499/42436	1.18	2.92
3	NJ/97565/42476	1.93	4.77
4	NJ/97651/42526	1.59	3.93
5	NJ/97655/42409	0.21	0.52
6	NJ/97705/42378	0.48	1.19
7	NJ/97712/42642	1.81	4.47
8	NJ/97719/42444	0.12	0.30
9	NJ/97768/42524	1.41	3.48
10	NJ/98724/42499	0.33	0.82
<b>Total:</b>		<b>9.76</b>	<b>24.12</b>

# Property Details & Important Notices

**Services:** Private drainage, mains electricity and private water. Oil Central Heating.

**Local Authority:** Aberdeenshire Council, 45 Bridge Street, Ellon, AB41 9AA 01467 534333

**EPC:** Band F **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

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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

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