



TULLOCHLEYS FARM

CLATT

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TULLOCHLEYS FARM

CLATT, AB54 4PQ

For Sale as a whole:

Offers Over £750,000

Property Highlights

- + A productive and accessible farm set in the heart of Aberdeenshire
- + Spacious traditional farmhouse close to local amenities
- + Mixture of farm buildings
- + Five derelict cottages with development potential

Location & Situation

Located in the County of Aberdeenshire, just 11.1 miles to the South of Huntly and just shy of 18 miles west of ever growing town of Inverurie. Tullochley Farm enjoys a rural yet accessible setting in the heart of Aberdeenshire, an area well known for its fertile land and productive mixed farms. The area is well provided by agricultural suppliers and livestock marts at Huntly and the Thainstone Centre in Inverurie, home of ANM Group and the agri-hub for the North East of Scotland.

The farm is within easy reach of a wide range of services and amenities with the market town of Huntly (11.1 miles) to the north providing shops, two supermarkets, healthcare and secondary education at The Gordon Schools. Alford to the south (9.1 miles) also provides shopping facilities, a modern Community Campus with swimming pool, and an 18 hole golf course. There is a railway station at both Huntly and Inverurie with regular services to the cities of Aberdeen and Inverness. The nearest village is Clatt, around 1 mile north, where there is a primary school, play park and village hall.

There are a wealth of recreational and leisure

opportunities to be found nearby and in wider Aberdeenshire including hillwalking, fishing, skiing at The Lecht, the Nordic Ski and Outdoor Centre in Huntly, golf courses, water sports, Inverurie Airfield, coastal trails, Cairngorms National Park and the Castle and Whisky trails. Situated a short drive away is The National Trust owned Leith Hall Garden & Estate with picturesque walks and walled garden.

Aberdeen is some 34 miles distant and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) 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 has greatly improved access and travelling time throughout the area and beyond, making travel to Dundee or Edinburgh very achievable.

Land Type	Hectares	Acres
Arable	24.58	60.74
Pasture	41.71	103.07
Rough	0.87	2.15
TOTAL	67.16	165.95

Distances

Alford 9.1 miles

Huntly 11.1 miles

Inverurie 17.9 miles

Aberdeen City 34 miles

Land

The farm extends to 165.95 acres which includes 60.74 acres of arable/grass leys, 103.06 acres of pasture, and 2.15 acres of rough ground.

The soils comprise a mixture of mineral alluvial soils, humus-iron podzols, and brown earths, reaching around 330m above sea level at its highest point.

The majority of land is classed as grade 4.1 or land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal. The land above the farm steadings is classed as grade 4.2 or land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.

At present there are over 50 acres of spring barley sown, it is anticipated that this will be harvested by the owner and the crop in stubble for purchasers entry.

Buildings

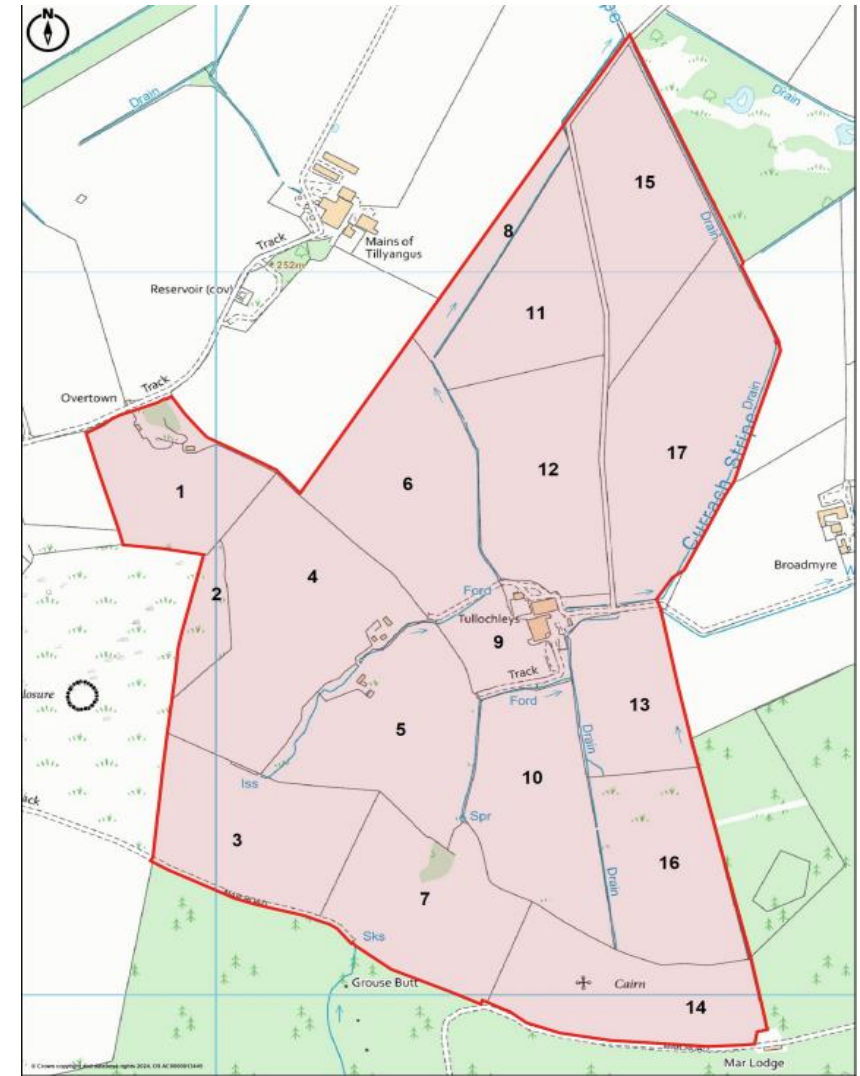
There are ten agricultural buildings at Tullochleys providing ample accommodation for livestock and storage. The buildings vary in age and condition but can generally be considered in good condition. Poly tunnel pictured may be subject to separate negotiation.

Derelict Buildings

There are four individual derelict buildings at Tullochleys occupying attractive areas that, with the right vision, could potentially be developed into superb off grid homes or holiday let opportunities (subject to planning applications and consent). The properties are located with views across the surrounding landscape and a suitable distance from the main farm steading offering privacy if desired. There are no services connected to the properties at present and it would be up to purchasers to investigate connection.

Field No.	Ha	Ac
1	3.17	7.83
2	0.87	2.15
3	4.37	10.80
4	6.44	15.91
5	4.85	11.98
6	5.23	12.92
7	4.35	10.75
8	1.14	2.82
9	1.28	3.16
10	4.43	10.95
11	3.71	9.17
12	4.95	12.23
13	2.92	7.22
14	4.10	10.13
15	4.57	11.29
16	4.05	10.01
17	6.73	16.63
Totals	67.16	165.95

Building		sqm
Main Barn	Steel portal formed framed building with concrete floor	239
Lean to Store	Steel portal formed framed building with concrete floor	156
Lean to Court	Steel portal formed framed building with concrete floor	137
Lean to Court	Steel portal formed framed building with concrete floor	135
Store	Tin roofed with tin walls and wooden structure	53
Bothy	Traditional stone build construction & slate roof	30
Traditional steading	Traditional stone built construction - cattle court, tin roof	83
Traditional steading	Traditional stone built construction - cattle court, slate roof	113
Traditional steading	Traditional stone built construction - cattle court	85
Infill Court	Traditional stone built construction - cattle court	193



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LANDMARK INFORMATION

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Plotial Scale - 1:7000. Paper Size - A4

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Farmhouse

Overview

A traditional four bedroom farmhouse, Tullochleys provides spacious and comfortable accommodation, with potential to modernise to a purchasers taste.

The internal layout is shown on the right but in summary comprises:-

Ground Floor

Entrance hall, downstairs toilet, larder, living room, adjoining kitchen, double bedroom (with walk in wardrobe/office), sitting room.

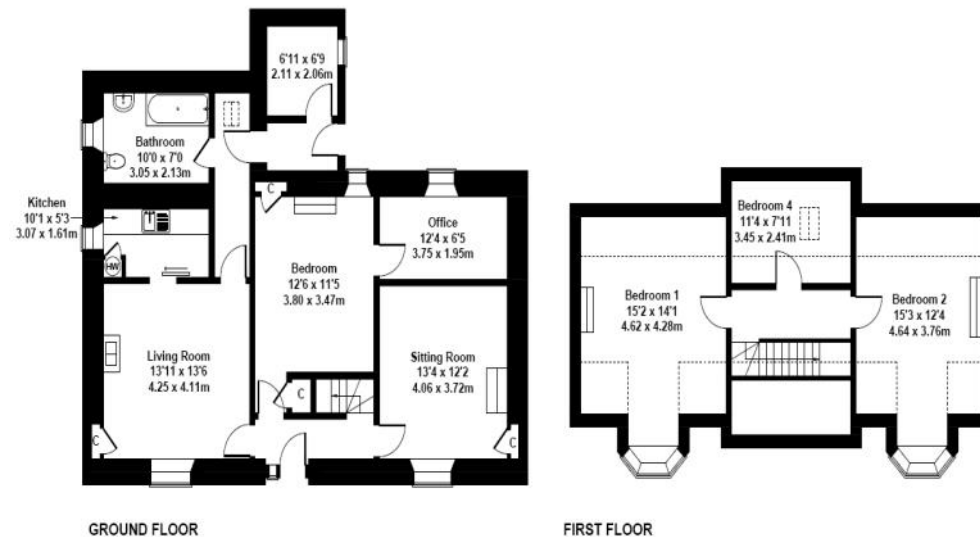
First Floor

Two double bedrooms, a fourth bedroom that has potential for conversion.

The property benefits from modern oil fired central heating (radiators downstairs) and multi fuel rayburn.

The garden is laid to lawn with a smaller fenced area delineating it from the farm.

Tullochleys, Clatt, AB54 4PQ



Property Details

EPC: Band F **Internal Floorspace:** 149sqm **Windows & Doors:** Double glazed **Council Tax:** E
Heating: Oil Boiler and Radiators **Water:** Private Supply **Electricity:** Mains **Sewage:** Septic tank



Property Details & Important Notices

Viewings By Arrangement Only:

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

Services: Private water and drainage, mains electricity.

EPC: Band F **Council Tax:** Band E **Entry:** By arrangement **Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned. **Access:** Private road, shared responsibility with neighbours for upkeep at initial entrance, thereafter responsibility of owner.

Local Authority: Aberdeenshire Council Area Office, School Rd, Alford AB33 8TY 01975 520400

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 outgoing 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.

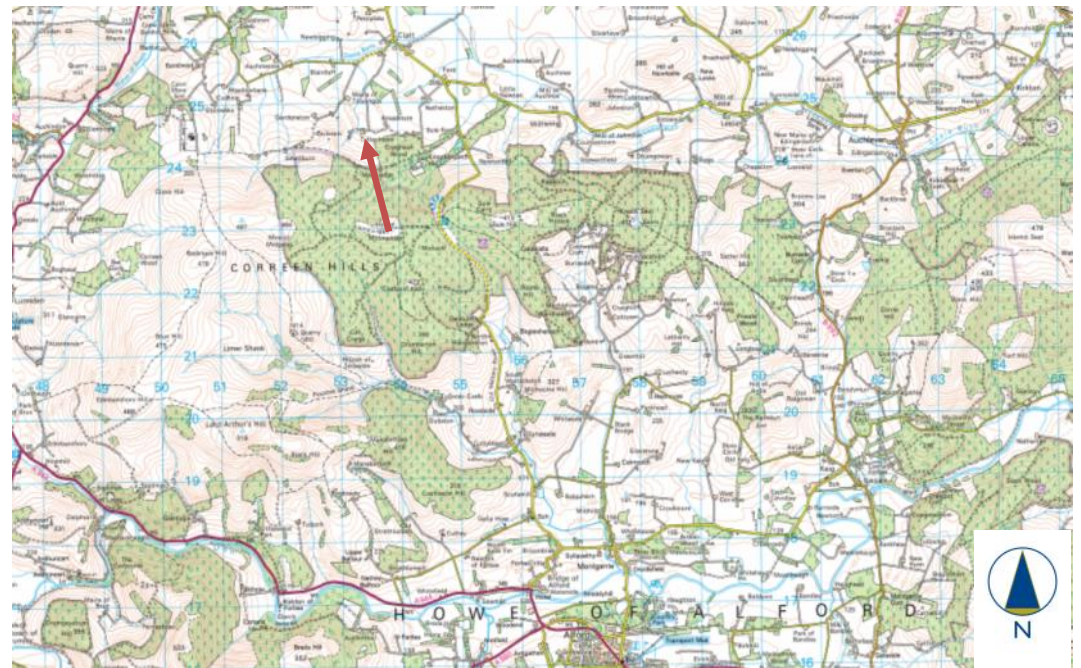
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To view this property or for further information, contact our Agent James Presly on: 01467 623800



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Source <https://www.bing.com/maps/> Map not to scale

Directions

Travelling south from Huntly, take the A97 (Old Military Road) and continue for 5.2 miles, bearing left onto the B9002 for a further 2.2 miles. Reaching Kennethmount, turn right (at the Post office) onto the Suie Road which will take you into Clatt Village after 2.1 miles. At Clatt Kirk take another right turn and follow the road for 0.1 miles where you will spot Tullochleys Farm signed on your left. Take the left fork up the farm track, passing a house on your left and traditional stone buildings on your right and continue up the stone track for a further 0.8 miles to arrive at Tullochleys Farm steadings. The exact location can be seen on the above OS extract plan or using What3Word location: [//command.loud.dissolves](https://www.what3words.com/)

An aerial photograph of a vast, rolling agricultural landscape. The foreground and middle ground are dominated by vibrant green fields, some of which are divided into smaller plots by stone walls or narrow paths. A central farmstead with several buildings is visible. In the background, rolling hills and a few scattered farmhouses are visible under a bright blue sky with light, wispy clouds.

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