



EAST MAINS & PENNAN FARM

PENNAN, FRASERBURGH





“ An opportunity to own and farm near 400 acres at Pennan with a spectacular vista, made famous through the film 'Local Hero', as the beautiful backdrop.”



East Mains & Pennan Farm, Pennan, Fraserburgh, Aberdeenshire, AB43 6HX

For Sale as a whole:

Offers Over £1,500,000

Property Highlights

- + 3-bedroom bungalow with spectacular views over the farmland and cliffs
- + Range of useful farm buildings and other buildings with development potential
- + IACS registered, agricultural land extending to 160.82 hectares (397.39 acres) or thereby
- + Panoramic views over spectacular farming and coastal scenery



Location & Situation

East Mains and Pennan Farm is a large mixed livestock and arable farm situated on the spectacular north Aberdeenshire coast, where the rolling farmland of inland Aberdeenshire meets the rugged clifftops of the North Sea, making for an awe-inspiring setting. The property presents itself as the ideal opportunity for those looking to own and farm land with a spectacular vista, made famous through the film 'Local Hero', as the beautiful backdrop.

The village of Pennan located at the bottom of Pennan Farm, is a picture-perfect single street fishing village, with whitewashed fisher cottages overlooking the quaint harbour. The famous red telephone box and the Pennan Inn, featured in 'Local Hero' adjoin the rugged shoreline and pebble beach. Pennan harbour and its beach is a hot spot for wildlife watching including dolphins and grey seals often spotted on rocks to the east of the village.

The area's spectacular coastal scenery continues east and west with the impressive villages of Crovie and Gardenstown just 5 miles in distance to the west with the larger coastal towns of Macduff and Banff, a further 8 miles in distance to the west.

Rosehearty to the east provides pre-schooling and primary education whilst Fraserburgh (9 miles) provides secondary education and a wider selection of shops and services.

The city of Aberdeen, some 44 miles to the south provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and shopping facilities surpassing other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also Aberdeen International Airport operating regular flights to London and other UK cities, as well as overseas destinations.



Distances

Pennan 1½ miles

Gardenstown 5 miles

Fraserburgh 9 miles

Aberdeen 44 miles

East Mains & Pennan Farm

what3words location: ///crest.concluded.javelin



Farm Buildings

East Mains

To the north and east of the farmhouse lie three useful agricultural buildings of varying ages and construction. The buildings, which provide over 1,000m² of storage can be summarised as follows:

1. **Cattle Court / GP Shed (665m²)** - steel portal frame modern building providing livestock accommodation and machinery store
2. **L-shaped steading (251m²)** - traditional stone and slate steading
3. **Workshop (97m²)** - traditional stone-built building with slate roof

Pennan Farm

About half a mile along the track from East Mains lies Pennan Farmyard. The buildings are summarised below with the derelict subjects providing development opportunities with a spectacular backdrop subject to obtaining planning permission;

1. **Dutch Barn (211m²)** - steel portal frame building providing useful livestock accommodation and fodder storage
2. **L-shaped steading (502m²)** - large traditional stone-built steading, with part slate roof on western gable
3. **Store (31m²)** - traditional stone-building in dilapidated condition
4. **Derelict Farmhouse**
5. **Derelict Cottage**



Impressive mixed livestock and arable farm



IACS registered farmland extends to just under 400 acres in total



Productive and scenic holding with development opportunities



Enjoys good access from central well-maintained farm track



Land

The IACS registered land at East Mains & Pennan Farm comprises of 14 field parcels extending to 160.82ha (397.39 acres) or thereby as per the attached plan.

The present land use includes 27.10Ha (67 acres) of spring barley (fields 10 and 14(pt)) with the remainder in grassland for livestock production. Historically up to three quarters of the farms (300 acres or thereby) have been under arable cultivation in recent years.

The farmland is mostly classed as grade 3(2), with an area of grade 4(2) land to the west of Pennan Farm. There are other areas located around the cliff areas to the north and the gulleys to the south and east of Pennan Farm and East Mains classed as 4(2), 5(2) and Grade 6.

The land has a varying topography, reaching a height of 159 metres above sea level at its highest point in field 10. The land ranges from gently sloping in the centre of the property to steeply sloping on the boundaries, with the aspect varying around property, although most of the land enjoys a south-westerly aspect.

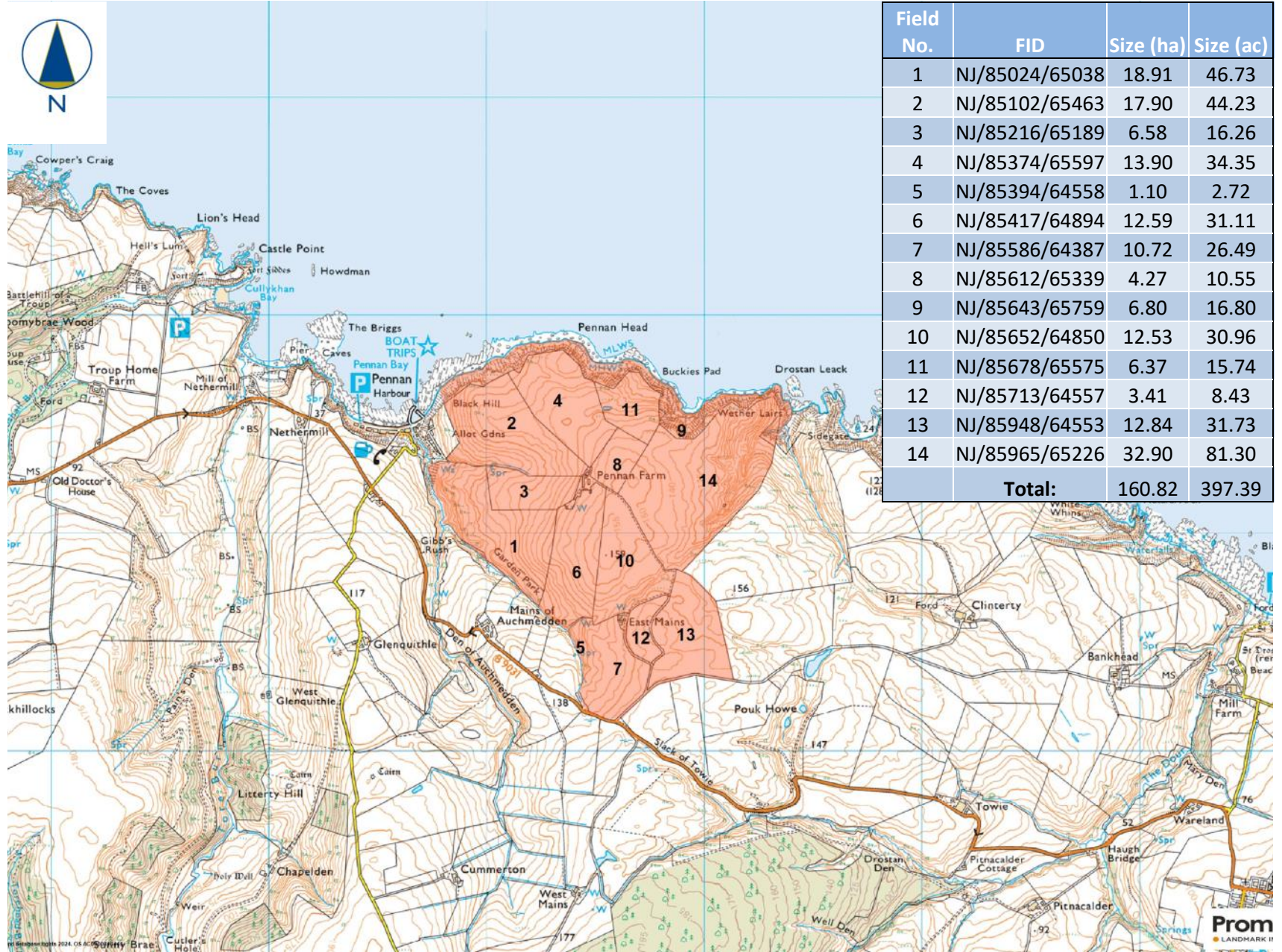
The fields are easily accessed from the farm track running through the middle of the property, with a few fields not directly served by the track being accessed via adjacent fields. The land is bordered by coastal cliffs to the north, the gulleys of the Den of Auchmedden and Gardens Park to the south and west, as well as a small border with the public road, and mostly neighbouring farmland to the east.

Basic Payment Scheme

BPS Entitlements are not included in the asking price but are available for sale by negotiation. All BPS Region 1 Land (except fields 5 & 9, totalling 7.90Ha BPS Region 2). All LFASD.

Farm Plan

what3words location://crest.concluded.javelin



East Mains Farmhouse

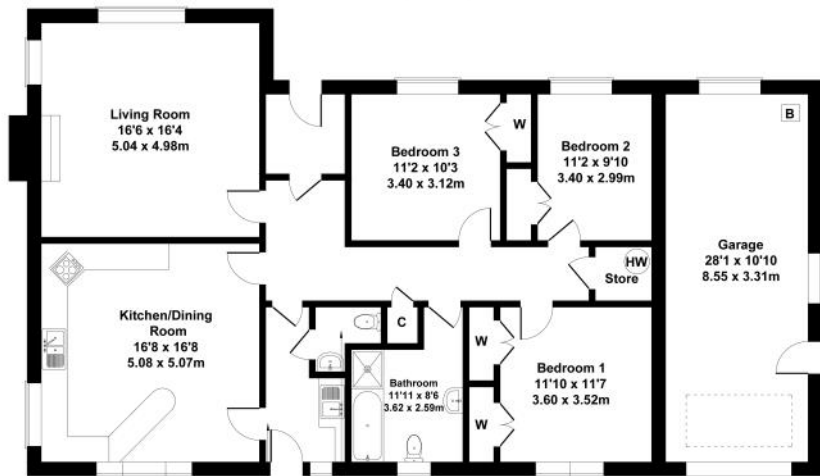
Gross Internal Floor Area (approx.): 162 sq. m

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



East Mains, Pennan. AB43 6HX

Approximate Gross Internal Area
1744 sq ft - 162 sq m



Utility Room WC
11'11" x 6'0" 5'0" x 4'11"
3.62 x 1.84m 1.52 x 1.50m

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Description

East Mains Farmhouse consists of a three-bedroom bungalow providing spacious living accommodation on one level, with attractive views out to the rolling farmland and cliff tops of Pennan and Troup Head to the west.

The property can be entered from both the front and back, with lobby at front leading to the central hallway. The back entrance leads into the utility room with a sink area, storage and appliance space. There is also an adjoining WC room.

The large dining kitchen can be entered directly from the utility room and features a peninsula table.

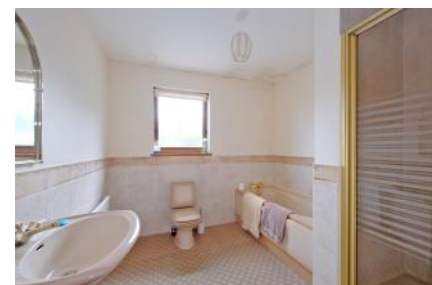
Leading on from the kitchen/dining room second entrance and utility room is the hallway, and access to the bright living room at the front corner of the property, looking west

over farmland and the stunning coastal setting.

Proceeding down the hallway lies the spacious master bedroom on the right-hand side, with a further two bedrooms on the left. All bedrooms are spacious in design and benefit from built-in wardrobes. Between the master bedroom and the utility room lies the bathroom, which comes with a bath and separate walk-in shower.

On the northern side of the farmhouse lies the integrated garage, with car access from the east and a further pedestrian access door on the north.

The farmhouse benefits from ample car parking, with the tarmacked area extending around the front, back and side of the property. The bungalow is also accessed along a well-maintained track leading from the public road.



Property Details

EPC: Band E Council Tax: Band D Windows and Doors: Double Glazing

Heating and Hot Water: Oil central heating, private water supply

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

Directions

From the west: take the B9031 road east from Gardenstown and follow this road for about 4½ miles past the village of Pennan and where the road starts to climb steeply uphill. As the road begins to reach the crest of the hill, there lies a track on the left marking the entrance to the property, marked by an Aberdeen & Northern Estates 'for sale' sign. Turn onto this track and take the next two left forks in the track. There is then a large GP shed on the left, with the farmhouse located immediately after on the left-hand side.

From the east: take the B9031 road leading west from New Aberdour and follow this road for just over 2 miles. As the road begins to go downhill, where the view west over the coastal landscape unfolds, a track can be found on the right marking the entrance to the property, marked by an Aberdeen and Northern Estates 'for sale' sign.

Viewings - Strictly by appointment only

Please contact Aberdeen & Northern Estates: 01467 623800 or Mr Milne: 07966 519855

Property Details & Important Notices

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

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 by appointment. The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

**ABERDEEN
&
NORTHERN
ESTATES**

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

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ZOOPLA rightmove

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