



GREYSTONE

FISHERFORD, INVERURIE





“An impressive Aberdeenshire Farm with three residential properties, extensive range of farm buildings and IACS registered farmland extending to 311.54Ha (770 acres) “

Greystone, Fisherford, Inverurie, AB51 8YR



For Sale as a whole:

Offers Over £2,850,000

Property Highlights

- + Well maintained 4-bedroom Farmhouse, 3 bedroom Cottage and 2 bedroom bungalow
- + Good range of modern and traditional farm buildings at Greystone with further buildings at Fordmouth
- + IACS registered, agricultural land extending to 311.54 hectares (770 acres) or thereby
- + Includes 78.93 hectares (195 acres) land on Hill of Tillymorgan

Location & Situation

Greystone is situated in a peaceful and private rural setting yet is easily accessible to nearby villages and towns. Fisherford is just 1.5 miles in distance with Rothienorman approximately 6 miles. The larger towns of Inverurie, Turriff and Huntly are all equidistant to Greystone, approximately 12-13 miles in distance.

This is an area well known for its productive arable and livestock farms and is well serviced by agricultural suppliers in the locality with auction marts at Thainstone, Inverurie, home of ANM Group and the agri-hub for the North East of Scotland, and at Huntly.

The city of Aberdeen, some 30 miles to the south provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and extensive shopping and recreational facilities. Aberdeen International Airport at Dyce operates regular flights to London and other UK cities, as well as overseas destinations. The Aberdeen

Western Peripheral Route has greatly improved access and travelling time throughout the area and beyond making travel to Dundee, Edinburgh and Glasgow easily achievable.

Cropping Summary 2024

Land Use 2024	Ha	Acres
Spring Barley (SB)	200.89	496.40
Green Cover Mixture (GCM)	6.97	17.22
Uncropped Arable Land	0.15	0.37
Permanent Grassland (PG)	59.35	146.65
Rough Grazing (RGR)	22.84	56.44
Fallow (FALW)	13.32	32.91
Generic Exclusion	8.02	19.82
Total	311.54	769.82

Distances

Fisherford 1½ miles Rothienorman 6 miles Turriff 12 miles Inverurie 12.5 miles Huntly 13 miles Aberdeen 30 miles

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Farmbuildings

The farmbuildings at Greystone comprise an excellent range of modern and more traditional farmbuildings that provide extensive livestock, grain and general storage facilities. The buildings include:

Grain store (21m x 15.9m). Modern shed of steel portal frame construction with height to eaves and ridge level of 7.20m and 9.60m. Large doors and substantial concrete apron at front with access track circling the steading for convenience of large vehicles including HGVs.

Machinery and grain storage building with lean to sections (28.8m x 17.8m) interlinked with grain store.

Traditional stone building (17 x 6m) also interlinked with above adjoining stores.

Detached stone steading (19m x 5.70m) providing workshop facilities.

Large General Purpose Store (45.6m x 18m) located approximately 120m to the west of the main steading. This substantial versatile building in two sections has provided both livestock and general storage accommodation. Adjoining this building there are useful cattle handling facilities at the side and a sheep handling area at the rear.

Located at the western end of the farm, off the A96, and to east of field 2, at Fordmouth the buildings include Dutch Barn and lean to section stores (34m x 15m)



Impressive well equipped mixed arable and livestock farm



IACS registered farmland extends to 770 acres in total



Easily accessible fields with good access from central farm track



Well maintained dwellings and garden areas with refurbished Cottage



Land

The IACS registered land at Greystone Farm comprises of 22 field parcels extending to 311.54ha (769.82 acres) or thereby as per the attached plan.

The present cropping includes near 500 acres of spring barley as shown on the summary table and adjacent field plan. Field 14 (Hill of Tillymorgan) extends to 78.93Ha (195 acres) and comprises 50.58Ha (125 acres) of permanent grass, 22.27Ha (55 acres) Rough Grazing with 6.08Ha (15 acres) excluded for BPS purposes.

The farm enjoys private and convenient access with well maintained central farm track running through the subjects.

According to the Macaulay Institute for Soil Research (now the James Hutton Institute) the arable land in a mix of grade 3(2), 4(1) and 4(2) with Hill of Tillymorgan classified as grades 5 and 6 at its highest point.

The farm rises from 165m at the eastern edge of the farm (field 22) to 380m at the top of the Hill of Tillymorgan. Greystone Farmhouse and Farmyard is at approximately 200m above sea level.

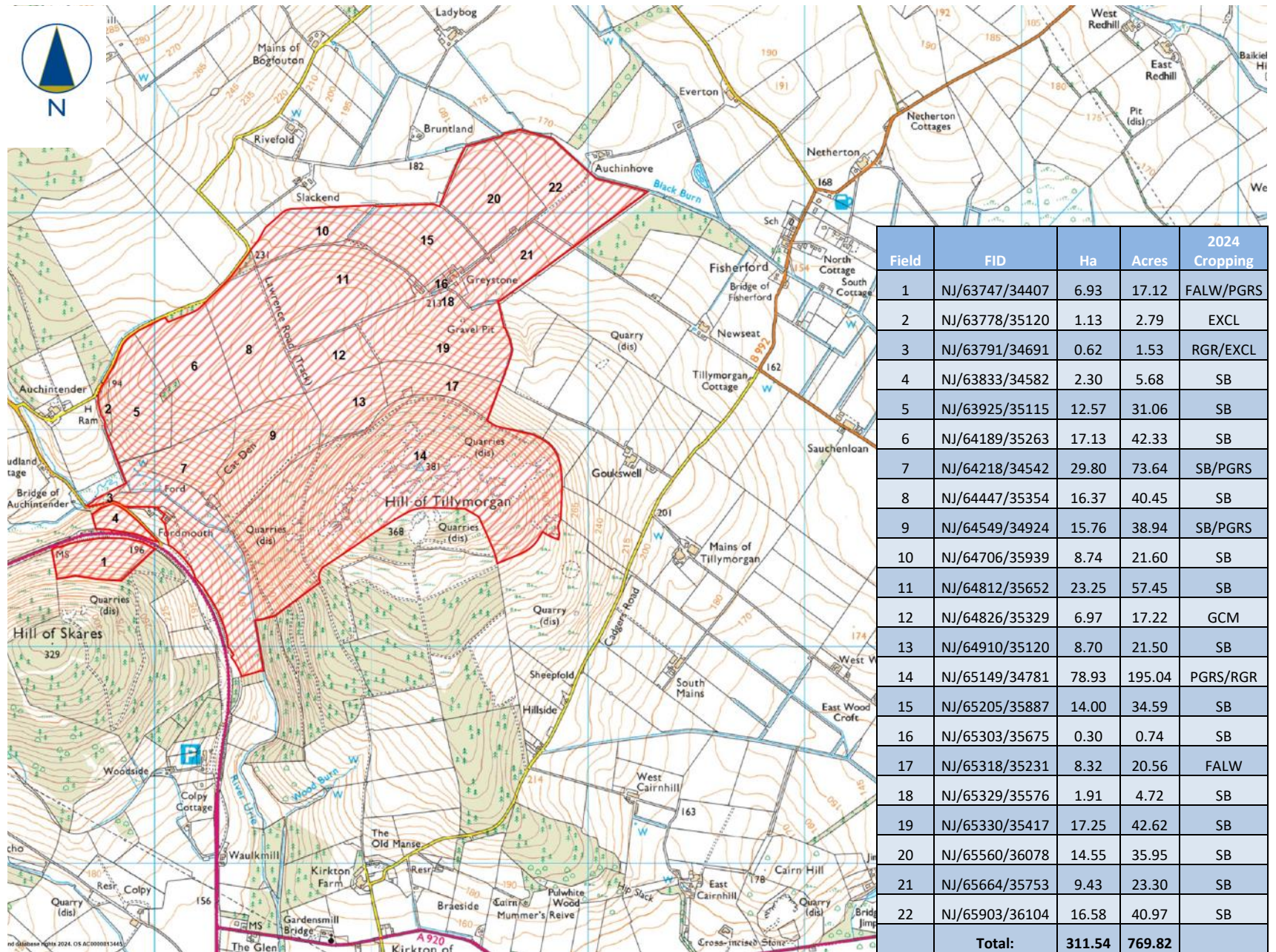
Basic Payment Scheme

BPS Entitlements are not included in the asking price but are available for sale by negotiation. All BPS Region 1 Land except fields 3 & 14 BPS Region 2 and field 2 (1.13Ha) Region 0. All LFASD.



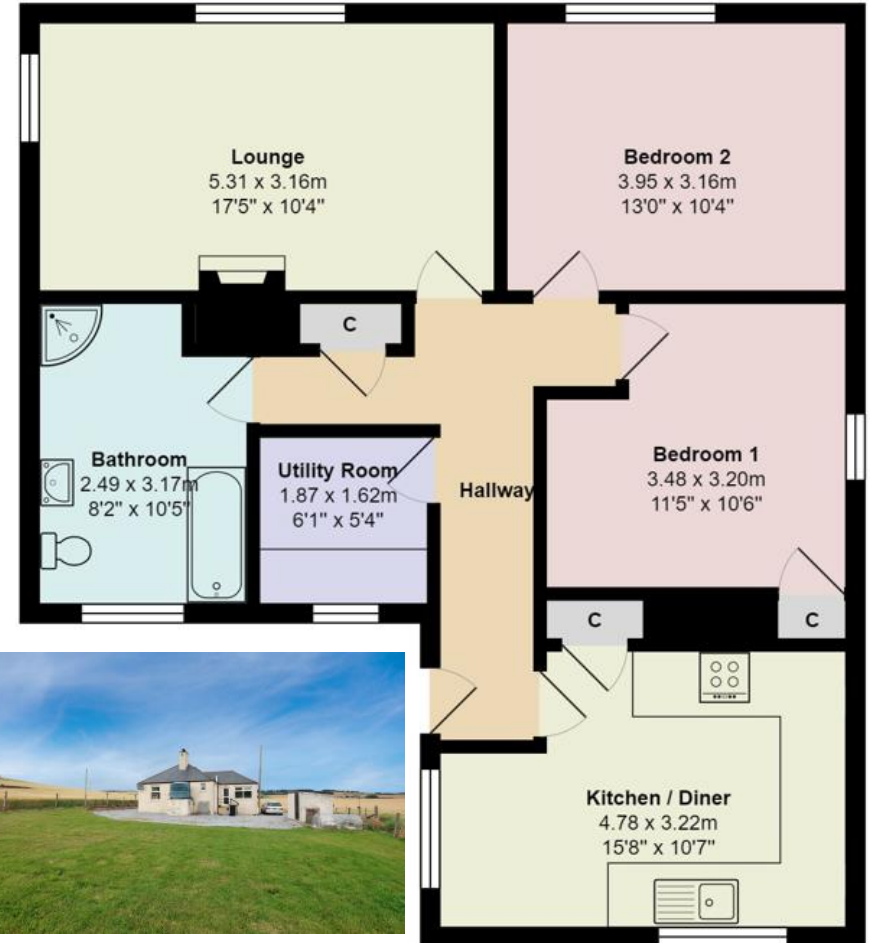
Farm Plan

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Greystone Farmhouse, Bungalow and Farm Cottage

Gross Internal Floor Area (approx.): Farmhouse: 207 sq. m, Bungalow: 66 sq. m, Cottage: 94 sq. m
 Floor plans provided not to scale and is for illustrative purposes only.



Residential Details

Greystone Farmhouse: 4 bedroom EPC: Band F Council Tax: Band E
 Greystone Cottage: 3 bedroom EPC: Band E Council Tax: Band E
 Greystone Bungalow 2 bedroom EPC: Band E Council Tax: Band C
 All: Oil central heating, double glazing, private water supply, private drainage
 Included in sale: carpets, curtains, blinds, light fittings and bathroom fittings

Property Details & Important Notices

Tenure: To be sold with vacant possession. Greystone Bungalow subject to Private Residential Tenancy (PRT).

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

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 the selling agent or owner:

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OR

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ZOOPLA rightmove

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