



NETHER ORD

RHYNIE, HUNTLY



“Smallholding and bare land opportunities extending to 60 hectares (140.26 acres) or thereby situated on the outskirts of the peaceful and picturesque village of **Rhynie**, Aberdeenshire”





Lot 1



Lot 2



Lot 5

Nether Ord, Rhynie, Huntly, Aberdeenshire, AB54 4HF

Offers Over £650,000

As a whole or available as five lots:

Lot 1 - Nether Ord

Traditional Farmhouse, farm buildings, land and woodland extending to 12.17 hectares (30.07 acres) or thereby

Offers Over £250,000

Lot 3 - Land at Upper Ord

Extending to 3.42 hectares (8.45 acres) or thereby

Offers Over £35,000

Lot 5 - Land at A97

Extending to 1.97 hectares (4.87 acres) or thereby

Offers Over £20,000

Lot 2 - Land at Nether Ord

Extending to 39.94 hectares (98.69 acres) or thereby

Offers Over £320,000

Lot 4 - Land at Rhynie

Extending to 2.48 hectares (6.13 acres) or thereby

Offers Over £25,000

Location & Situation

Nether Ord is located within walking distance of Rhynie, a rural village which sits below the impressive local landmark 'Tap O Noth' hill. Rhynie has a primary school, church, local shop and GP practice. Secondary schooling is available at The Gordon Schools in the nearest town of Huntly which also provides a range of shops and services including supermarkets, eateries, swimming pool, and mainline train station.

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.

There are many recreational and leisure opportunities in the area including hillwalking, fishing, golf, horse riding and hacking, Nordic Skiing near Huntly and The Lecht Ski Centre in the Cairngorms as well as the Scotland's Castle Trail which includes the nearby Leith Hall Garden & Estate.

The City of Aberdeen lies approximately 37 miles east of Rhynie. As well as a plethora of retail, hospitality and events offerings, Aberdeen provides connections nationwide and internationally via air, rail and road. 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 national and international flight connections for domestic or business commuting.

Distances

Rhynie 0.5 miles

Huntly 9 miles

Inverurie 21 miles

Aberdeen 37 miles



Lot 1 - Nether Ord

3 bedroom farmhouse, buildings, land and woodland extending to around 12 hectares (30 acres)
 what3words location:///outcasts.sheep.perfect

Farmhouse - approx. 106 sq. m floor area

Nether Ord occupies a pleasant rural setting yet is conveniently located a short distance from the village of Rhynie on the eastern slopes of Ord Hill. The property requires considerable upgrade and modernisation however benefits from a unique, secluded setting and presents as a fantastic opportunity. The internal layout is shown on the floor plan but in summary comprises:

Ground Floor

Kitchen, utility room, living room, bedroom, hallway and bathroom.

First floor

Bedroom, bedroom and box room.

The farmhouse is found at the end of a private track (shaded orange on the sale plan) that adjoins the (A941 Essie Road) that also accesses the agricultural buildings. The property benefits from a small garden area enclosed by an attractive stone dyke. The garden could be extended to cover a larger area. There is ample parking to the side of the property.

Property Details

EPC: Band F

Council Tax: Band D

Windows & Doors: Double glazed

Heating: Storage heaters.

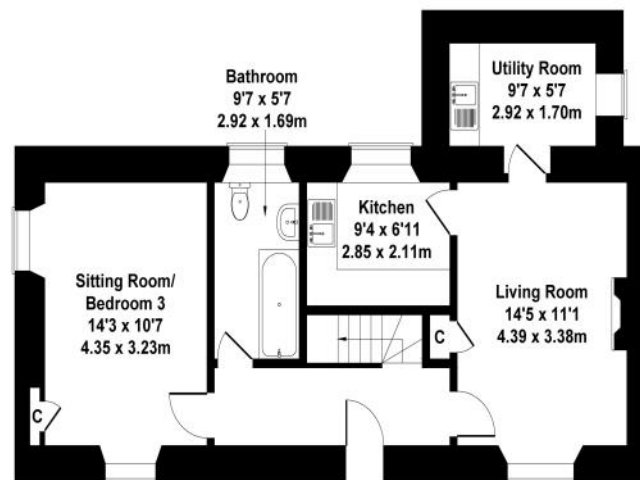
Farm Buildings

Located in close proximity to the farmhouse, Nether Ord benefits from a range of useful buildings providing approximately 780 square metres of covered floor space to complement the surrounding land.

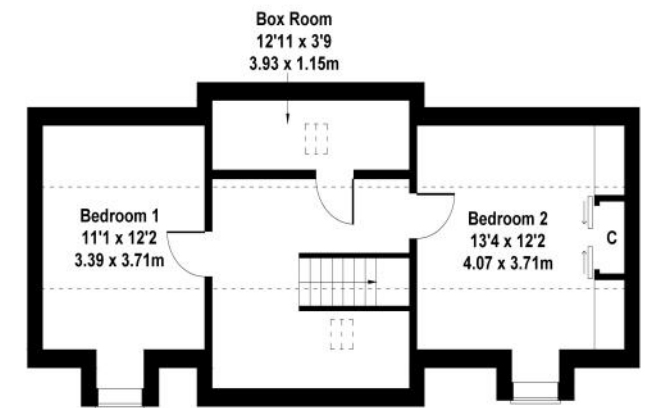
Agricultural Land and woodland

Included with Lot 1 is 12.17 hectares (30.07 acres) or thereby of land which surrounds the farmhouse and farm buildings. The land is predominantly classified by the James Hutton Institute as Grade 3(2) with small areas of Grade 4(2). The agricultural land is currently all in grass and has been used for grazing livestock, being fenced accordingly. There is also a small parcel of woodland extending to around 1 acre.

Approximate Gross Internal Area
 1141 sq ft - 106 sq m



GROUND FLOOR



FIRST FLOOR

Lots 2, 3, 4 & 5 - Land

Lot 2 - Land at Nether Ord

The IACS registered land at Nether Ord comprises of 6 fields extending to approximately 39.94 hectares (98.69 acres) or thereby and is classified as a mix of Grade 3.2, Grade 4.2 with the top of Ord Hill classified as Grade 5.2 by the James Hutton Institute. The land is currently all in grass and has been used for grazing livestock. Some of the fields would be suitable for producing arable crops. The land rises from 200m - 267m at the peak of Ord Hill.

Lot 3 - Land at Upper Ord

Lot 3 (shown yellow on the attached sale plan) comprises a single field of IACS registered land extending to 3.42 hectares (7.45 acres) or thereby and is classified as Grade 3.2 by the James Hutton Institute. The field is stock fenced and supplied by water. Lot 3 benefits from direct access off Moss Road.

Lot 4 - Land at Rhynie

Lot 4 (shown purple on the attached sale plan) comprises a single field of IACS registered land extending to 2.48 hectares (6.13 acres) or thereby and is classified as Grade 3.2 by the James Hutton Institute. The field is stock fenced. Access to Lot 4 is from the A941 road and private track as indicated on the attached sale plan with the track shaded orange.

Lot 5 - Land at A97

Lot 5 (shown green on the attached sale plan) comprises a single field of IACS registered land extending to 1.97 hectares (4.87 acres) or thereby and is classified as Grade 3.2 by the James Hutton Institute. The field is bound by stock proof fencing. Lot 5 benefits from direct access off either Moss Road or the A97.

FID	Size (ha)	Size (ac)
NJ/49022/27575	0.24	0.59
NJ/49103/27562	3.02	7.46
NJ/49249/27412	5.22	12.90
NJ/49290/27597	3.28	8.10
NJ/49415/27509	0.41	1.01
Lot 1 total:	12.17	30.07
NJ/48132/27353	6.40	15.81
NJ/48297/27253	6.21	15.34
NJ/48323/27463	1.28	3.16
NJ/48471/27557	4.05	10.01
NJ/48611/27684	1.95	4.82
NJ/48810/27571	20.07	49.59
Lot 2 total:	39.96	98.74
NJ/48469/26768	3.42	8.45
Lot 3 total:	3.42	8.45
NJ/49457/27311	2.48	6.13
Lot 4 total:	2.48	6.13
NJ/49713/26861	1.97	4.87
Lot 5 total:	1.97	4.87
Total:	60.00	148.26



Lot 3








Lot 4

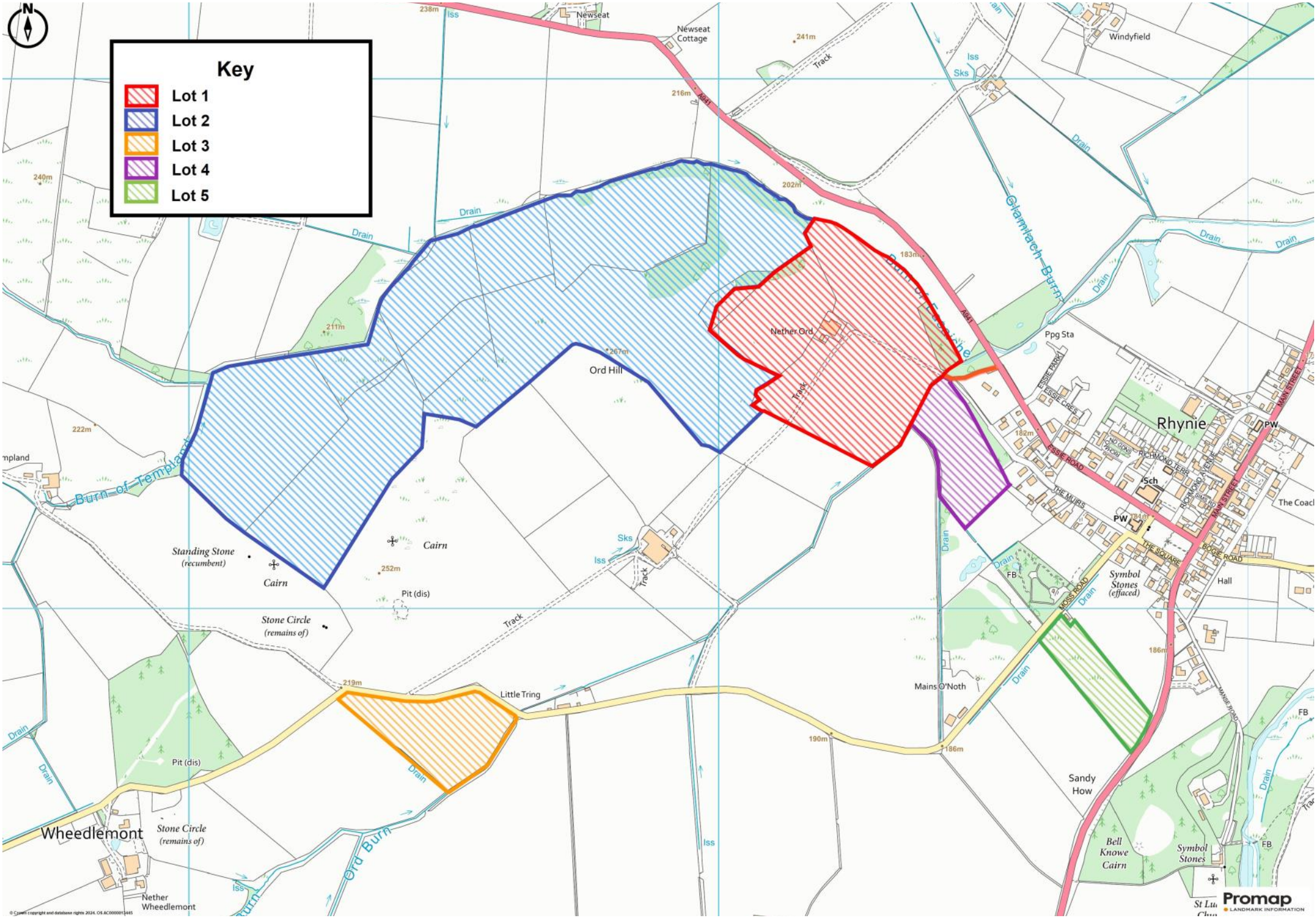


Lot 5



Key

-  Lot 1
-  Lot 2
-  Lot 3
-  Lot 4
-  Lot 5



Property Details & Important Notices

Services: Private drainage and private water, mains electricity. Storage heaters Double glazing.

Local Authority: Aberdeenshire Council, Marr Area Office, School Rd, Alford, AB39 2DQ. Tel: 01975 520400

Entry: By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

BPS Entitlements: Not included in the sale but available by separate negotiation. All BPS Region 1 apart from 0.93Ha within Lot 2 that are BPS Region 2.

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. Should Lot 1 & 2 sell separately a fence line will be erected where required and access to Lot 2 will be from Moss Road.

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,
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