



Productive farm with a good house and buildings
Silverwells Farm, by Turriff, Aberdeenshire, AB53 8BS

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Silverwells Farm, by Turriff, Aberdeenshire, AB53 8BS

Turriff: 2 miles

Aberdeen: 33 miles

- attractive farmhouse with sun room, 3 reception rooms, kitchen, utility room, 5 bedrooms, 3 bathrooms
- farm buildings including traditional range with garage, courts, stores and barn
- cattle court, workshop, 2 chicken sheds, cart shed, former mill and feed bins
- about 76.95 acres (31.14 ha) Class 3 arable, 11.34 acres (4.59 ha) grazings

In all about 93.70 acres (37.92 ha)



Savills Brechin

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Viewing

Strictly by appointment with Savills – 01356 628628. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

Directions

From Aberdeen take the A947 signposted Banff, proceeding through Oldmeldrum and Fyvie. Some 0.6 miles after Birkenhills take the road on the left signposted St Mary's Well and follow the road round to the left. At the T junction turn right. After 0.5 miles turn right signposted Silverwells and then bear right at the farm buildings.

Situation

Silverwells Farm is very conveniently located in an attractive and productive farming area in Aberdeenshire. The surrounding area comprises rolling farmland and this part of the North East of Scotland is famed for its outdoor pursuits. As well as the River Deveron salmon fishing is also available on the Don, Dee and Spey. There are golf courses at Banff (Duff House Royal), Macduff (Royal Tarlair) and Turriff, together with famous links courses at Royal Aberdeen and Cruden Bay. The nearby coast offers sailing and sandy beaches.

Locally, Turriff offers a wide range of shopping, business and leisure facilities, together with primary and secondary schooling. There are two universities and several colleges of further education in Aberdeenshire. There is a mart at Inverurie and the area is well served with local agricultural dealers and contractors.

The nearby A947 provides ease of access to Aberdeen and its airport which provides excellent transport links by air to London and other UK and European cities. Work has started on the Aberdeen Western Peripheral Route, a new city bypass which will improve travel in and around Aberdeen, and provide a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper. As the acknowledged capital of the North Sea Oil industry, Aberdeen provides all the services expected of a major city including business and leisure facilities, theatres, restaurants and a wide range of shopping.

Description

Silverwells Farm is a most attractive farm, situated in a well known and productive part of Aberdeenshire. The sellers acquired the farm in 2000 and have run it as an arable unit, growing spring barley for malting and spring wheat. Spring barley yields are reported at 2.5t/ac (85 units nitrogen/acre). Potatoes were also grown in the past. Until October 2014 a free range poultry rearing enterprise was also run at Silverwells, utilising the two chicken sheds, which have a capacity of 20,000 chickens on five to six cycles per year. Trees were planted in field 4 through the Sainsbury's Woodland Trust. These are still young and we are advised that they can be removed if required. The chicken sheds may have potential for other uses and in addition there is a range of useful traditional and more modern farm buildings.

Hedges, together with grass margins and fences, were established under the Rural Stewardship Scheme, adding to the amenity of the farm.

Farmhouse

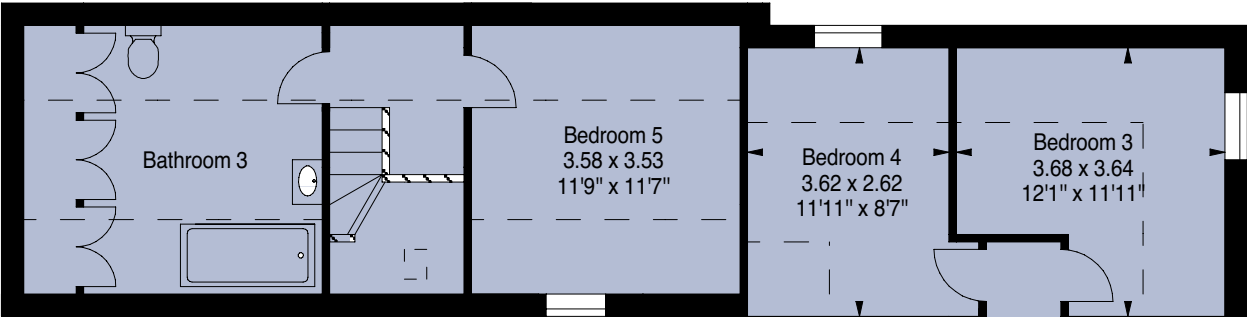
A tarred and hedge lined drive leads up to the farm steading and on to the farmhouse. This is an attractive stone built property with a slate roof, which is believed to date from the 1870s and which looks out over its gardens. There is a gravelled parking area adjacent to the side entrance porch, and the traditional range of buildings which are attached at the back provide useful storage.



Gross internal area (approx)

234.11 sq.m (2520 sq.ft)

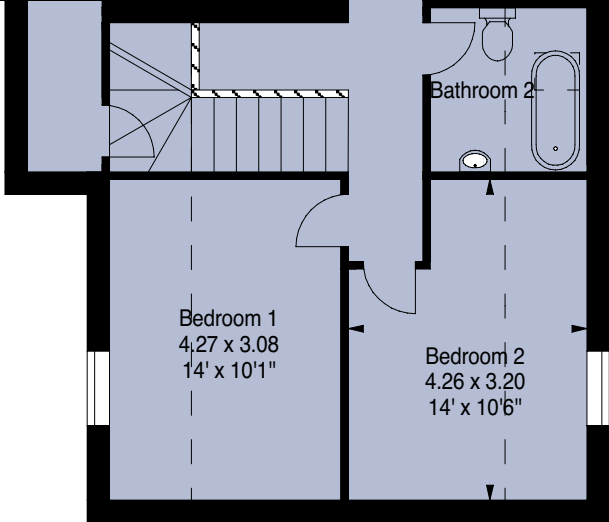
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First Floor



Ground Floor



From the garden a partially glazed door opens to the sun room with two wall lights and inner glazed door to the hallway. This has a part cornice, stairs to first floor and gives access to the two front rooms and to the inner hallway. The sitting room has an ornate cornice and centre rose, fireplace with wooden mantel, marble surround and hearth, doors to a shelved press and to a walk in cupboard with shelves. The dining room has a cornice and a shelved press. Further accommodation and an understair cupboard are arranged off the inner hallway. The living room has a stone fireplace with a wooden mantel which houses a living flame gas fire, together with a shelved recess with cupboard below. The office has fitted shelves whilst the partially tiled bathroom has a bath, shower cubicle, washbasin and WC. The utility room has fitted wall and base units with sink and plumbing for washing machine. Also off the inner hallway is a sizeable side entrance porch with a stable style entrance door. The fully fitted kitchen has wall and base units with tiled splashbacks and incorporates a sink, plumbing for a dishwasher, sink, Siemens 4 ring halogen hob and fitted microwave, Creda double oven and grill and a red Esse Sovereign stove.

Front stairs with a wooden handrail and a walk in hanging cupboard, lead up to the front landing. Arranged off this are bedrooms 1, 2, 3 and 4 and bathroom 2. Bedroom 1 has two wall lights whilst bedrooms 2 and 3 have cornices. The partially tiled bathroom has a bath, washbasin, WC, light and shaver point.

From the inner hallway back stairs lead up to bedroom 5 and to bathroom 3 which is timber lined with bath, washbasin, WC and fitted shelved and hanging cupboards.

There is an enclosed and well laid out garden in front of the house which comprises lawn, flower and shrub borders and a paved seating area. Beyond is a vegetable garden. To the side of the house is a bank with spring bulbs and an area has recently been planted with shrubs, rowans, whitebeam and holly.

At the back of the house is a store (3.0 m x 4.35 m) housing the oil tank and a stainless steel sink unit and adjacent boiler room (1.75 m x 5.10 m) housing a Boulter Buderus oil fired boiler and UV filter for the house.

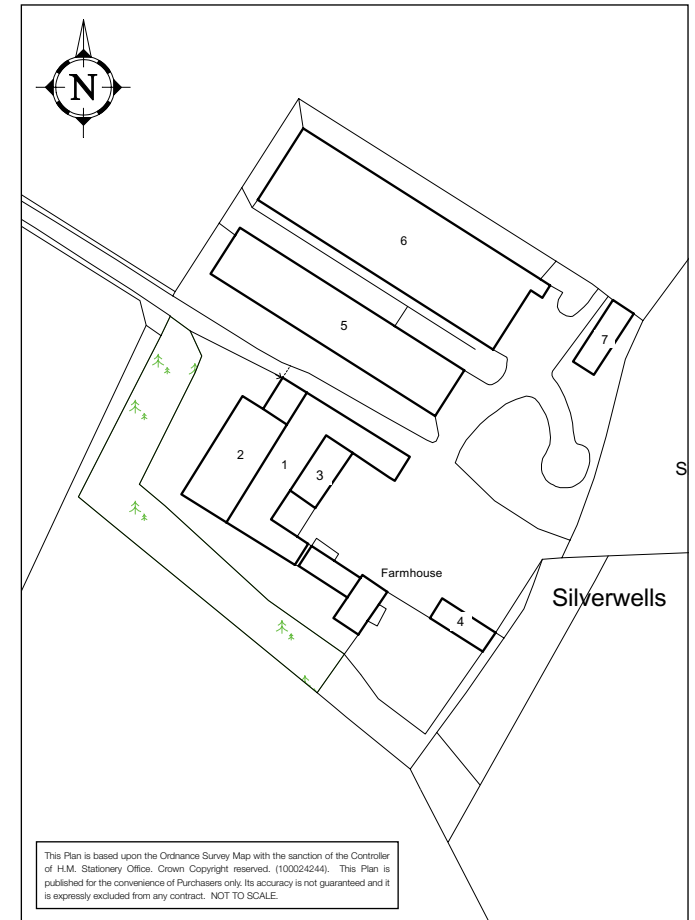
Farm Buildings (numbered on plan)

1. Traditional stone built range, with a part slate and part box profile roofing and which includes:
 - Store/garage (6.45 m x 4.65 m) with concrete floor.
 - Former cattle court (7.05 m x 26.5 m) with concrete floor and side feed passage.
 - Store (6.0 m x 2.4 m) with concrete floor.
 - Old Barn (5.0 m x 27.2 m) with concrete floor.
 - Loft (5 m x 16.5 m).
 - Generator Room (4.95 m x 4.9 m) with concrete floor and housing BPH diesel standby generator.

Further buildings include:

2. Cattle Court (11.2 m x 23.9 m) with concrete block and stone walls, corrugated roof and concrete floor.
3. Workshop (7.4 m x 14.45 m) timber framed and stone walls, corrugated roof and concrete floor.
4. Former Cart Shed ((3.95 m x 14.65 m) stone and block built with slate roof and concrete floor, used for storage.
5. Chicken Shed 1 (10.9 m x 55.95 m approx) timber and block construction with box profile roof, concrete floor and with two Dutchman feed bins (20 tonnes and 12 tonnes), gas heaters, drinkers and feeders.
6. Chicken Shed 2 (18.2 m x 56.9 m approx) timber and block construction with insulated box profile roof, concrete floor and with gas heaters, drinkers and feeders. Erected in 1996.
7. Old Mill (5.0 m x 16.15 m) stone built with a corrugated roof and dirt floor, used for storage.

There is an underground water tank.



Land

The farm which extends in total to some 93.70 acres (37.92 ha) is mainly classified as Class 3(2) by the James Hutton Institute for Soil Research. Some 76.95 acres (31.14 ha) is arable, with a further 11.34 acres (4.59 ha) of permanent grass and rough grazing. It ranges in height from 55 m to 115 m (180' to 380'). The fields are generally of a good size and most are accessible either directly from the farm steading or from the public road. All the fields are watered, either from a trough or from the burn. There is a useful area of den, whilst the hedges and trees further add to the amenity potential for the farm. Field 4, which is currently permanent grass (PGRS) is ploughable and was temporary grass (TGRS) as recently as 2013. Some species rich grass has been planted in part of field 9.

General Remarks

Outgoings

Aberdeenshire Council tax band D.

Energy Performance Certificate

EPC Rating = F.

Services - private water (with separate supply for chicken sheds) and drainage, mains electricity, oil fired central heating.

Fixtures and Fittings - carpets, curtains and light fittings are included except for the pendant lights in the hallway, dining room and living room.

Wayleaves - a water pipe crosses through the southern section of field 2.

Ingoing Valuation

The purchaser(s) of each lot shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by The President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish branch), the following:



1. All cultivations carried out in preparation of any 2015/2016 crop valued on a labour and machinery basis.
2. All growing crops, including first year grass and roots, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. All oils, fuel, fertiliser, sprays, chemicals, seed and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Royal Bank of Scotland base rate.

Farm Code

The farm code for Silverwells is 083/0057. All the farmland is registered for IACS purposes and is in Tier 1, other than field 8 in the den which is in Tier 2.

Basic Payment Scheme

The Basic Payment Scheme Entitlements are not included in the sale but may be available in addition.

Sporting, Mineral and Timber Rights

The sporting rights are in hand. Insofar as they are owned mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Solicitors

Blackadders, 6 Bon Accord Square, Aberdeen, AB11 6XU.
Email: aberdeen@blackadders.co.uk.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or

not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Entry and Possession

Entry and possession will be by arrangement.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price

Within 7 days of the conclusion 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 Bank of Scotland 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 and the purchaser shall be deemed to have satisfied himself 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.

Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

Any Council Tax or other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Our Ref: 15/05/29 DRO

Silverwells Farm

Field no	Arable		PGRS/RGR		Other		Total		2015	2014	2013
	Ha	Ac	Ha	Ac	Ha	Ac	Ha	Ac			
1	5.55	13.71			0.26	0.64	5.81	14.35	Spring Barley	Spring Barley	Spring Barley
2	5.92	14.63					5.92	14.63	Spring Barley	Spring Barley	Spring Barley
3	2.58	6.38			0.13	0.32	2.71	6.70	Spring Wheat	Spring Barley	Spring Barley
4			2.53	6.25			2.53	6.25	PGRS	PGRS	TGRS
5	0.69	1.70					0.69	1.70	Spring Wheat	Spring Barley	Spring Barley
6	5.81	14.36			0.06	0.15	5.87	14.51	Spring Barley	Spring Barley	Spring Barley
7	2.44	6.03					2.44	6.03	Spring Wheat	Spring Barley	Spring Barley
8			0.43	1.06	0.28	0.69	0.71	1.75	RGR	RGR	RGR
9	2.59	6.40	1.63	4.03			4.22	10.43	Spring Wheat/PGRS	Spring Barley/PGRS	Spring Barley/PGRS
10	5.56	13.74					5.56	13.74	Spring Barley	Spring Barley	Spring Barley
Other					1.46	3.61	1.46	3.61			
TOTAL	31.14	76.95	4.59	11.34	2.19	5.41	37.92	93.70			



