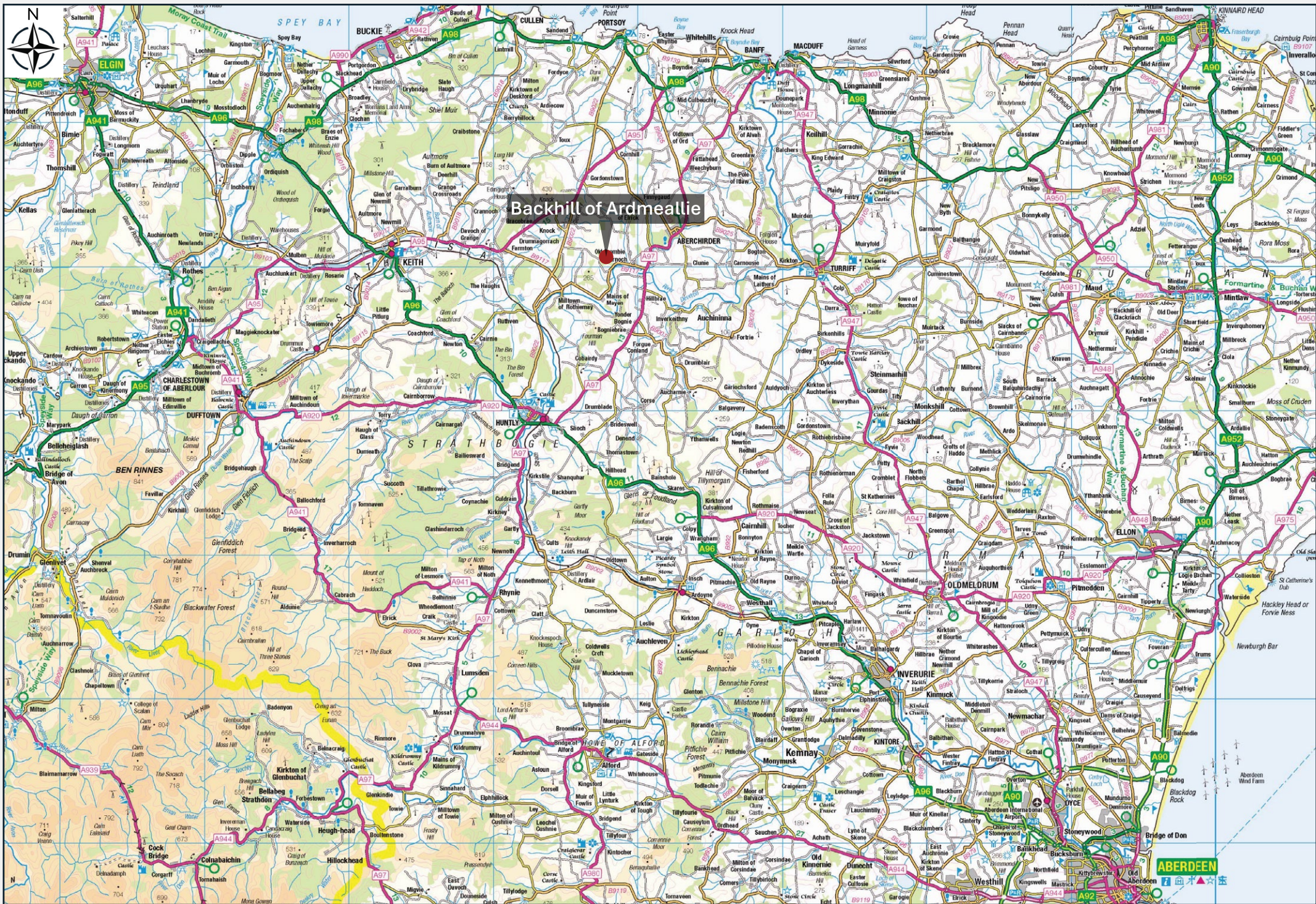


Backhill of Ardmeallie

Near Rothiemay, Aberdeenshire



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Backhill of Ardmearlie

ABERDEEN



Backhill of Ardmeallie

Near Rothiemay, Aberdeenshire

Area: 18.12 Hectares / 44.77 Acres

Opportunity to purchase fertile farmland with a range of forestry, agricultural and amenity uses, situated in rural Aberdeenshire.

- Grade 3.2 - 4.1 fertile land suitable for a variety of land uses
- Opportunity to grow a wide range of productive tree species for timber production and carbon sequestration
- Access to well-established timber and agricultural markets in the region
- Sporting rights included

Freehold for Sale

Offers Over £195,000



Selling Agents:

Patrick Porteous: +44 07444 559510
Harry Graham: +44 07375 823528

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Location

The farmland at Backhill of Ardmeallie is located 10 miles north of the market town of Huntly and, near the villages of Milltown of Rothiemay, Aberchirder, and just north of the picturesque River Deveron valley. The towns of Huntly and nearby Keith offer all the amenities one would expect, and the A96 provides a link to Inverness and Aberdeen airports, offering access to regular regional and some international flights.

Please refer to the location and sale plans to locate the property. The access road entrance is shown on the sale plan at point A1 and for directions by road, please use the postcode AB54 7NS.



Description

The fertile land lies just north of Catstone Hill and was previously part of Mossford Farm. Over the past 10 years the land has been used for growing Christmas trees that produced a variety of species. Following felling of the remaining Christmas trees in April 2025, the land has now been reinstated for agricultural purposes and offers a purchaser a wide range of flexibility for future use.

The agricultural land classification ranges from Grade 3.2 to 4.1, with fertile mineral-based soil at an elevation of between 153 to 244 metres above sea level. Based on these characteristics, the land is well suited for the production of a broad range of crops, given the quality of the land, or could be planted to produce a high-yielding commercial timber crop or broadleaves, with grant funding available.

Access

From Huntly, turn off the A96 road just northeast of the town on to the B9022 and head north towards Portsoy for about 7 miles and turn right at the junction signposted Marnoch 5 Miles. Then continue along this single-track road for 1.4 miles to reach the entrance to Backhill of Ardmeallie, as shown on the sale plan at point A1. Turn off on to the farm/forest access road and continue along this road to reach a loading/turning area with ample room to extend this. Access continues north as far as point A2, as shown on the sale plan.

There is a rough access track leading onto the land opposite the loading area which could be improved. Maintenance of the access road between points A1-A2 is shared according to user

Sporting & Mineral Rights

The property includes the sporting rights with the opportunity for some good Roe deer stalking and rough shooting of game birds in season. The mineral rights are also included, except as reserved by statute.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Boundaries

Where the property boundaries adjoin agricultural land, these stock fences are to be maintained at joint equal expense with the neighbouring proprietors.

Authorities

Scottish Forestry

Grampian Conservancy,
Portsoy Road, Huntly,
Aberdeenshire, AB54 4SJ.
Tel: 0300 067 6210.

Aberdeenshire Council

Woodhill House,
Aberdeen, AB16 5GB.
Tel: 0345 608 1208.

Selling Agents

LANDFOR Chartered Land & Forestry Agency
Glenearn Farmhouse, Bridge of Earn, Perthshire,
PH2 9HL.

Harry Graham Tel: 07375 823528
Patrick Porteous Tel: 07444 559510
Email: info@landfor.co.uk

Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Third Party Rights & Burdens

There is a right to extract water from a nearby spring serving Backhill of Ardmeallie Cottage. The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and third-party rights within the title.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit and park at point A2. Please also keep the access to the farmhouse and cottage clear and be aware of possible hazards within the property when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time, and it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

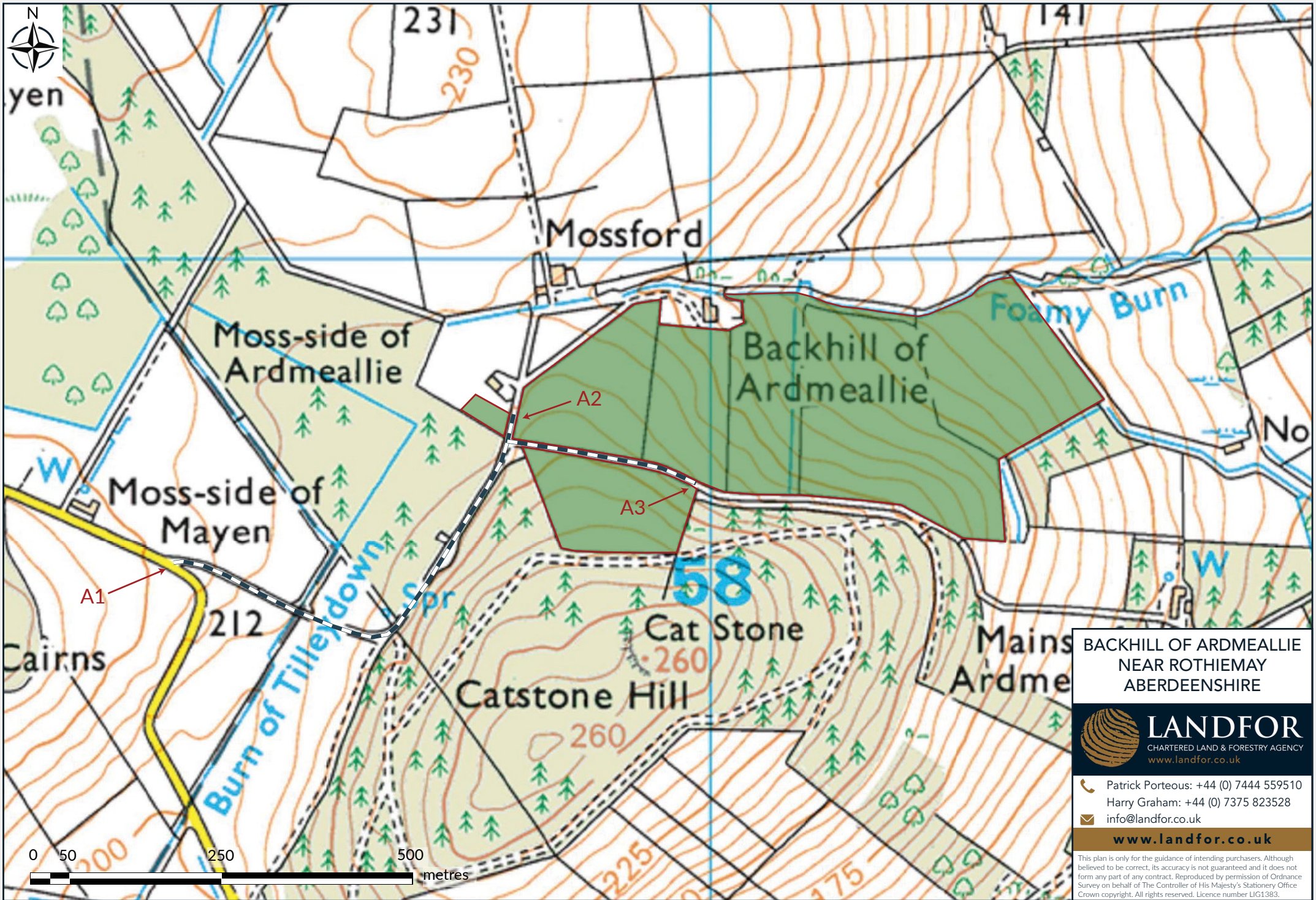
Seller's Solicitor

Stewart & Watson,
35 Queen Street, Peterhead,
AB42 1TP.

Nicola Harvey
Tel: 01779 476 351
Email: nharvey@stewartwatson.co.uk




Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (brochure prepared in July 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.



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ABERDEENSHIRE**



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