



# BURNSIDE FARM

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## KEITH

ABERDEEN  
&  
NORTHERN  
ESTATES



"A 100-acre equipped farm near Keith with 3 bedroom farmhouse and range of buildings situated in a convenient location off the A96, For sale as a whole or in 3 lots with bare land opportunities"



# Burnside Farm, Keith, AB55 6QP

For Sale as a whole or in 3 Lots:

**As a whole: Offers Over £540,000**

**Lot 1: Offers over £350,000   Lot 2: Offers over £140,000   Lot 3: Offers Over £50,000**

## Property Highlights

- + Convenient location with centrally located farmhouse and farm steading enjoying good access links
- + Range of traditional and modern farm buildings with yard area
- + IACS registered farmland extending to 40.14Ha (99.19 acres) or thereby. Includes blocks of bare land available.  
For sale as a whole or in 3 lots
- + In all about 40.47 Ha (100.49 acres)

## Location & Situation

Burnside is located to the north of Keith, in Moray, North East Scotland and just off the A96.

Keith has a good range of shops including supermarkets, together with business, banking and leisure facilities which include tennis courts, cricket and bowling clubs, a sports and community centre and swimming pool. Keith Golf Club has an 18-hole parkland golf course with other popular courses in the area including Buckpool at Buckie, Banff, Cullen, Maverstone and Lossiemouth.

The catchment for primary education is Keith Primary School, with secondary education at Keith Grammar School. Inverness and Aberdeen Airports are easily reached via the A96 and Inverness (52 miles) and Aberdeen (48 miles) provide all the facilities expected of major cities. There is a railway station in Keith on the Aberdeen to Inverness line, easing longer-distance

travel by public transport.

The Keith Country Show held at Seafield park is a popular annual event attracting interest from the farming and wider community. Keith is also the start of the ever-popular Malt Whisky Trail.

Elgin, only 15 miles in distance provides a wide range of services and facilities as the principal Moray town.

Moray is well served by agricultural merchants and grain merchants and there is a successful local machinery ring which can provide additional farming resources as required.

The Moray coast, about 9 miles to the north, is famed for its high levels of sunshine, beautiful beaches, dolphins, wonderful sailing, traditional fishing villages and towns, such as Cullen and Portsoy. To the southwest lie the Cairngorms, offering wonderful walking and mountaineering. There is skiing at The Lecht ski centre and at Cairngorm Mountain near Aviemore.

## Distances

Keith 1 mile

Elgin 15 miles

Aberdeen 48 miles

Inverness 52 miles



# Burnside Farm Buildings and Farmland

## Farm buildings (part of Lot 1)

Burnside Farm comprises a range of traditional and more modern buildings providing livestock accommodation and general storage extending to 1405 sqm or thereby in total.

These include:

Traditional U-shaped steading at the rear of the farmhouse forming a courtyard area with workshop, general store and grain shed. There is a pole barn and also a steel portal frame building

Adjoining and to south there are further traditional stone steading buildings with infill cattle court

Further Cattle Court with adjoining steel portal frame shed

Dutch Barn (22m x 5.5m)

Dutch Barn (17.2m x 9m)

## Lot 1 Land

Fields 2,3,5 & 7 extending to 22.08Ha (54.56 acres) or thereby are included with the farmhouse and farm buildings in Lot 1. The land is all in grassland and is predominantly grade 3(2) with exception of the southern part of field 3 classified as grade 5 land.

## Lot 2 Land

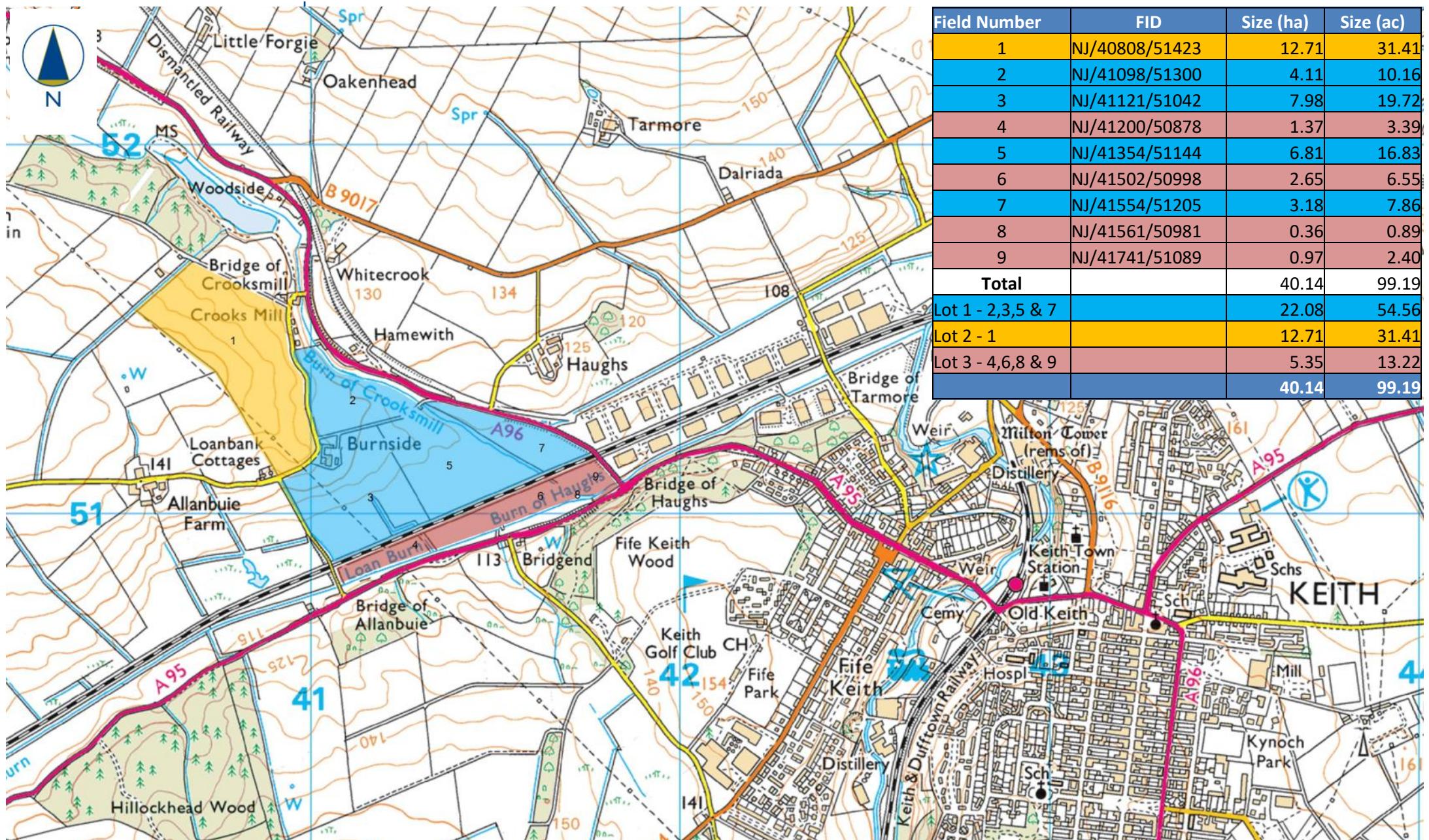
Lot 2 comprises a single field (field 1) to the north of Burnside extending to 12.71Ha (31.41 acres) or thereby. This field at Crooks Mill is presently in grassland and is almost entirely classified as Grade 3(2) agricultural land.

## Lot 3 Land

Lot 3 comprises field parcels 4,6,8 and 9 to the south of the rail line and north of the A95 and extends to 5.35Ha (13.21 acres) or thereby in total. The land is largely classified as grade 3(2) and is all in grassland. A useful block of bare land at Haughs on the edge of Keith.

# Burnside Farm Plan

what3words location:///knee.rainbow.trombone





# Burnside Farmhouse

Gross Internal Floor Area (approx.): 100 sqm

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

## Burnside Farmhouse

### Property Details

The east facing farmhouse enjoys views across Burnside farmland to Keith.

In summary the accommodation comprises:-

**Ground floor** – Entrance Hall, Kitchen, Bathroom, Laundry, Store, Sitting Room, Bedroom1, Bedroom 2, Bedroom 3, Lounge.

Attic space above.

The property is in need of upgrade and modernisation but benefits from oil fired central heating and double glazing.

Externally the property enjoys a garden area laid to lawn, to the north with a car parking area as well as a garage.

### Services:

Mains water, Mains electricity, Private drainage.

**EPC:** Band F      **Council Tax:** Band B

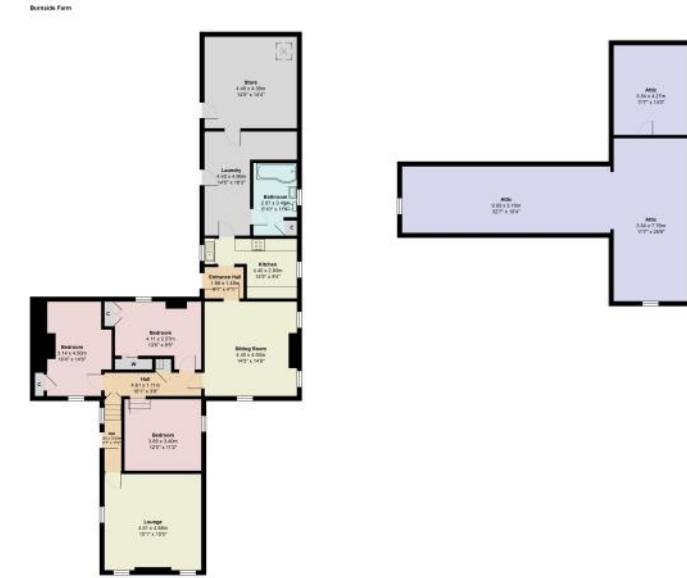
### Local Authority:

Moray Council, Moray Council Office, High Street, Elgin, Moray, IV30 1BX

**Entry:** By arrangement

### Viewing—By appointment

To arrange a viewing, please contact Mr D Shaw on 07733167571 or the selling agents, Aberdeen & Northern Estates on 01467 623800.



## Important Notices

**BPS Entitlements:** Not included in the sale price but available by separate negotiation. All BPS Region 1 Land. All LFA (D) land.

**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 consignation 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. **Letting:** 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



To view this property or for further information,  
please contact the selling agent:

James Presly

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