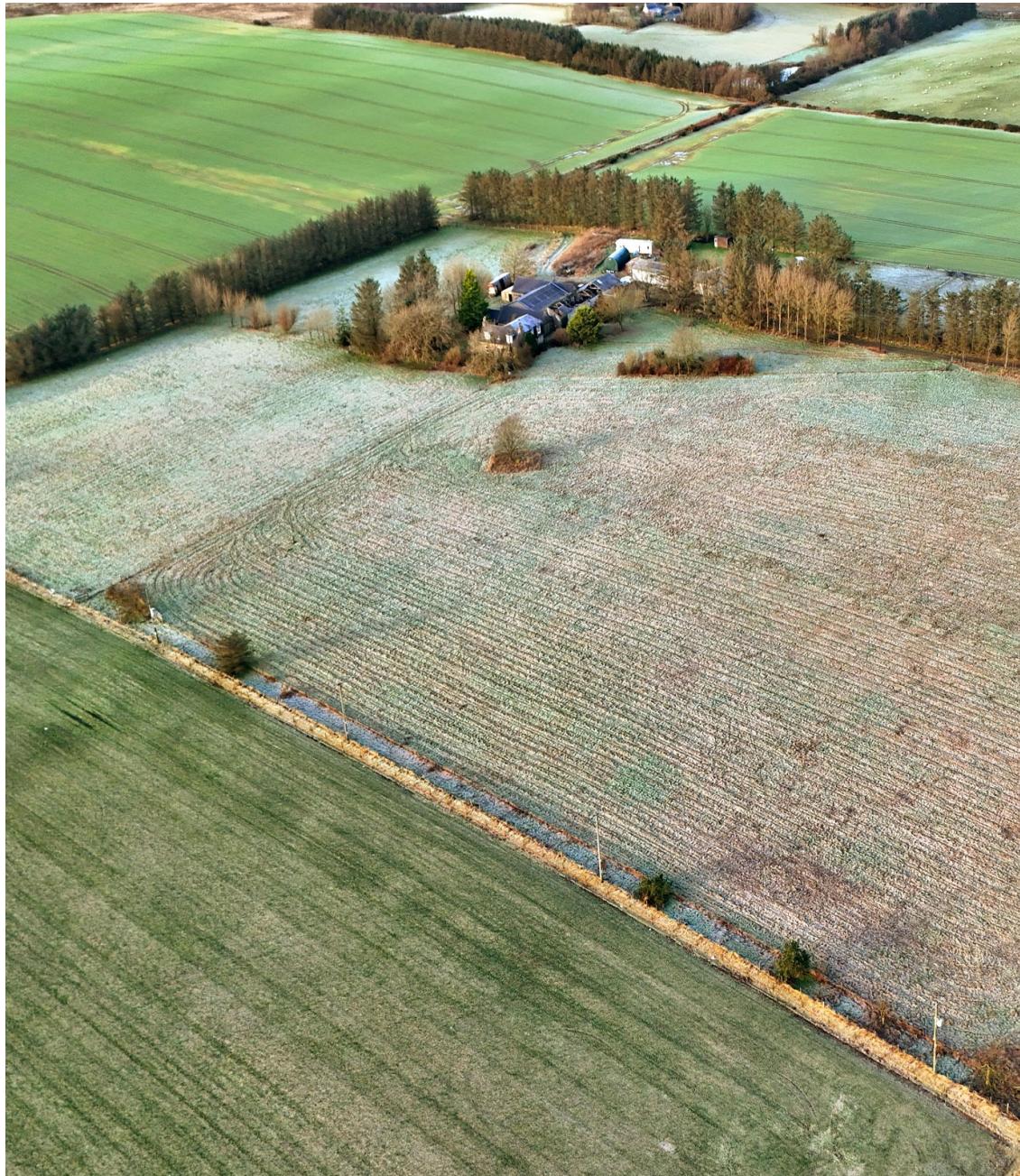


SOUTH HAWKHILLOCK FARM

HATTON, PETERHEAD

ABERDEEN
&
NORTHERN
ESTATES

"Charming rural property requiring full refurbishment, presenting an excellent smallholding, equestrian or lifestyle opportunity set in a picturesque part of Buchan, Aberdeenshire"



South Hawkhillock Farm

what3words location: ///required.listening.trucks

For Sale as a whole:

Offers Over £210,000

Property Highlights

- + Substantial farmhouse in need of full refurbishment and modernisation
- + Excellent block of land extending to 5.26Ha (13 acres) or thereby in total
- + Useful range of outbuildings including stabling for up to 7 horses
- + Detached bothy presenting excellent holiday let or family annexe opportunity

Location and Situation

South Hawkhillock Farm is situated in a pleasant and peaceful setting in the rolling agricultural landscape of Buchan, Aberdeenshire. The property is conveniently located centrally between the popular market towns of Mintlaw and Ellon and the fishing port of Peterhead whereby a range of local services. For the younger families, primary schooling is available at either Arnage, Hatton, Peterhead, Mintlaw or Ellon, with secondary schooling available at Mintlaw, Ellon and Peterhead.

The Buchan area has plenty to offer those who enjoy the outdoors and exploring country and coast. The nearby 53-mile Formartine and Buchan Way is popular with walkers, cyclists and as an equestrian hacking route. Aden Country Park at Mintlaw is also a popular attraction with scenic woodland walks and waters, the Aberdeenshire Farming Museum, café and outdoor and musical events throughout the year. Aberdeen is less than 30 mins drive away, excepting busy commute times.

Directions

From Ellon, travel north on the A90 signposted "Fraserburgh/Peterhead". After approximately 3 miles take the slight left at The Toll of Birness onto the A952 signposted "Fraserburgh" and continue for 3 miles, leaving the A952 at South Hawkhillock, as identified by our sale board.

Distances

Ellon 6 miles Mintlaw 6.5 miles Peterhead 12 miles Aberdeen 20 miles

South Hawkhillock Farm, Hatton, Peterhead, Aberdeenshire, AB42 0TS

Farmhouse

South Hawkhillock Farmhouse is a substantial and well-proportioned 5-bedroom property with all main reception rooms south-facing overlooking the garden and grounds. The property is a traditional stone and slate farmhouse with larger more modern extension, constructed between 35-40 years ago. The property consists of 5 bedrooms (1no en-suite), Living Room, Dining Room, Kitchen, Utility Room, Family bathroom and WC. The excellent garage adjoins the property via the interlinking entrance hall. The property requires a complete package of refurbishment works to reinstate to its former glory which, once completed, would provide a superb family home with ample entertaining space.

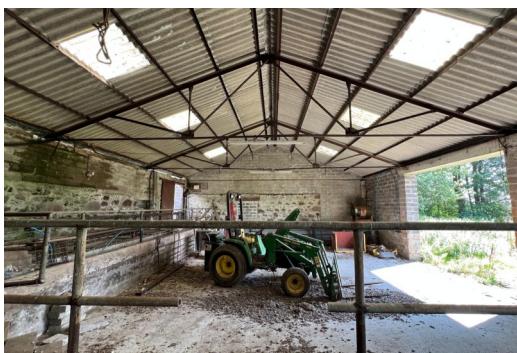
EPC: Band F Windows & Doors: uPVC double glazed Water: Private supply Drainage: Private Septic Tank Heating: Oil Fired Cooker Range Council Tax: Band E

Buildings

A useful set of outbuildings complement the spacious farmhouse which would make for the perfect smallholding alongside equestrian use. These comprise: Cattle Court 16m x 11m, Stables 18m x 5m, Former Byre (requires complete new roof) 30m x 7m, Garage 25m x 7m (all dimensions approximate). There is also a former sand school that would require reinstatement. Former bothy building which could make a charming compact holiday let or family annexe, subject to obtaining relevant local authority permissions.

Land

The land at South Hawkhillock Farm comprises approximately 13 acres of pasture, currently in 3no paddocks. All paddocks have electric fencing installed. The land is classified as Grades 3 (1) and 3(2) by the James Hutton Institute. The land offering is excellent for a multitude of uses and offers a self-sufficient means of providing hay for livestock.



Property Details & Important Notices

Home Report: Available to download.

Local Authority: Aberdeenshire Council: Woodhill House, Woodhill Road, Aberdeen, AB16 5GB.

Entry: By arrangement **Ownership:** The property includes access track (shaded blue) from the A952 as show on adjacent map. The neighbouring property has a right of access over, and share of maintenance costs of the road.

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 strictly by appointment



To view this property or for further information,
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