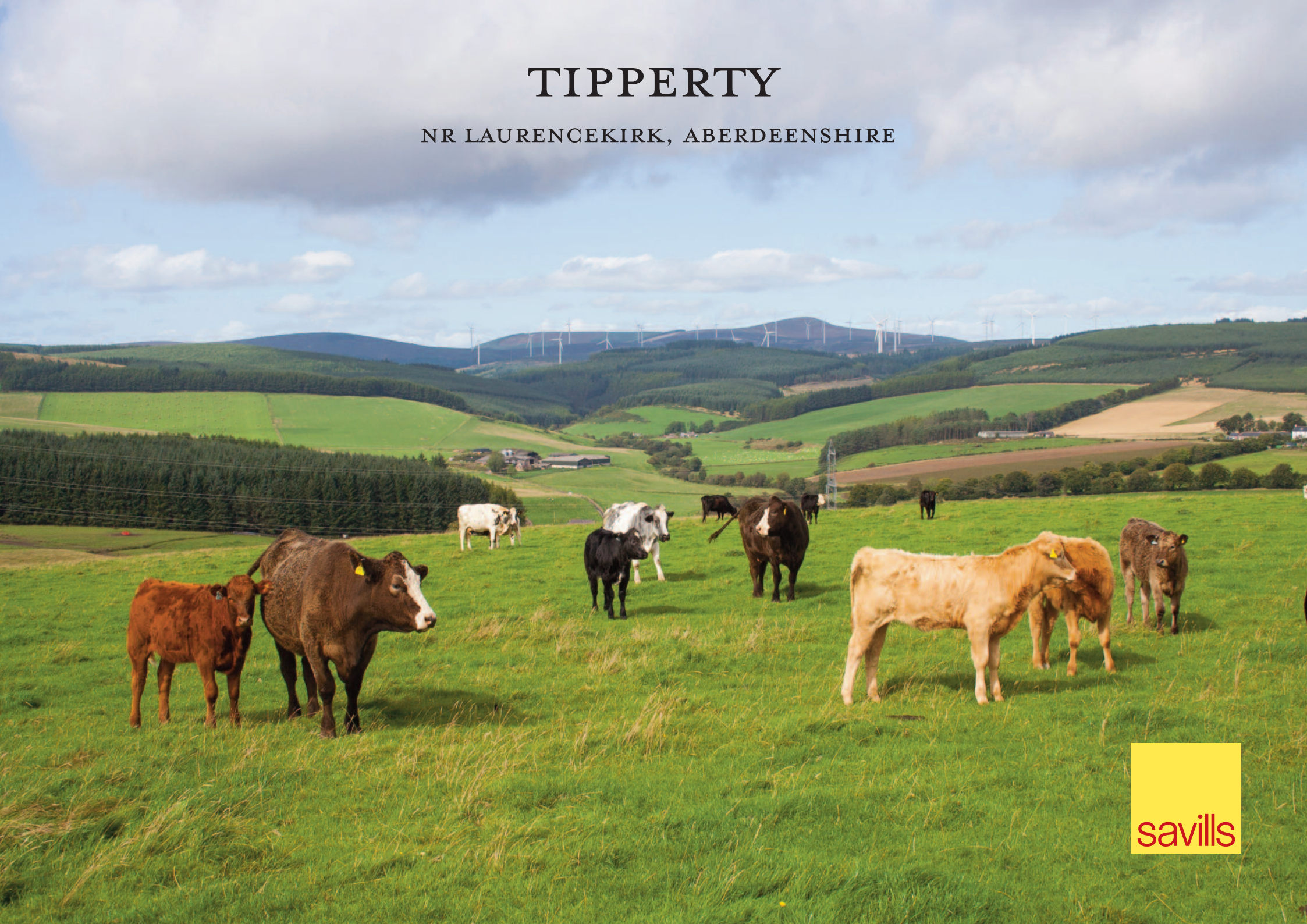


# TIPPERTY

NR LAURENCEKIRK, ABERDEENSHIRE



savills









# TIPPERTY

Nr Laurencekirk, Aberdeenshire

Auchenblae 2 miles, Laurencekirk 8 miles, Stonehaven 8 miles, Aberdeen 25 miles

## 1,000 ACRE MIXED FARM WITH EXCEPTIONAL FARM BUILDINGS



Tippetty Farmhouse (two bedrooms)  
Corsebauld House (in need of renovation)  
Two semi detached cottages  
Development site with planning permission  
Exceptional range of farm buildings to house 600 cattle  
Consent for two wind turbines  
421 acres arable/ploughable pasture  
583 acres permanent pasture  
56 acres woodland

**ABOUT 437 HA (1,082 ACRES) IN TOTAL**  
**FOR SALE AS A WHOLE OR IN UP TO THREE LOTS**

Savills Edinburgh  
Wemyss House  
8 Wemyss Place  
Edinburgh EH3 6DH  
0131 247 3720  
edinburghrural@savills.com



Savills Brechin  
12 Clerk Street  
Brechin  
Angus DD9 6AE  
01356 628 628  
brechin@savills.com

# TIPPERTY

## SITUATION

Tipperty lies to the north of the Howe of the Means, a fertile alluvial plain situated in a part of eastern Scotland that is renowned for its productive farmland. Inland lie the infamous glens, forming the foothills of the Grampian Mountains.

The village of Auchenblae (2 miles) has excellent local facilities including a primary school, local shop, butcher, doctor’s surgery and post office. Further shopping and facilities can be found in Laurencekirk (8 miles) and Stonehaven (8 miles) including secondary schooling at Mearns Academy and Mackie Academy respectively. Private schooling is available at Lathallan (13 miles) or at the International School of Aberdeen, Robert Gordon’s College, St Margaret’s or The Albyn in Aberdeen (25 miles). Aberdeen offers all the services expected of a major city.

Auchenblae has an excellent 9 hole golf course and there are challenging 18 hole courses at Edzell (13 miles), Brechin (18 miles) and Montrose (17 miles). Fishing can be taken on the nearby North and South Esks, whilst Deeside is easily reached over the scenic Cairn O’Mount road. Local beaches include St Cyrus, which is a Nature Reserve and there are lovely walks within the nearby Drumtochty Woods.

The A90 dual carriageway which lies 6 miles to the east provides quick and easy access north to Aberdeen and south to Dundee (42 miles). There are daily direct rail services from Laurencekirk and Montrose (17 miles). Aberdeen Airport (30 miles) provides a wide range of domestic and European flights.

The area is well served by grain merchants and agricultural suppliers. There is also a successful local machinery ring based in Laurencekirk which can provide additional resources as and when required. There are livestock marts in Forfar (30 miles), Thainstone (35 miles) and Stirling (98 miles).

## DESCRIPTION

Tipperty was acquired in the 1950’s by the current owners family to complement an established dairy unit. A pioneer of his day, Mr Davidson was a clearly progressive farmer and with significant investment and foresight created accommodation for an intensive mixed farming enterprise which remains the envy of many to this day. Tipperty comprises of two distinct parts, the principal farm unit at Tipperty (Lots 1A & 1B) and an outlying block of bare land at Goosecruives (Lot 2).

Tipperty itself is positioned to take advantage of the undulating landscape as the land begins to rise from the Howe of the Mearns. At the centre of the farm and accessed from a tarmacadam private driveway there is a two bedroom house adjacent to a first class range of farm buildings which includes housing for 600 cattle. There are two farm cottages and a development site situated at the farm entrance.

A second dwelling is situated to the north west of the farm. Corsebauld Farmhouse is in need of further refurbishment to create a comfortable family home.

The arable land around the steading is gently undulating and ranges from 130 metres above sea level on the eastern boundary to 220 metres on the top of the Herscha Hill. Beyond is a fine stand of mature timber.

To the south of the Herscha Hill, the fields at Glenfarquhar comprise two large gently sloping arable fields which enjoy a southerly aspect.

About 1.5 miles to the north east lies a separate block of bare arable land extending in total to 151 acres at Goosecruives. Utilised for silage and growing feed barley the land is bounded by public roads and is therefore easily accessible.

Whilst there is currently no formal shoot over Tipperty the topography and aspect of the land provides a good basis for a pheasant shoot as well as exciting roe deer stalking.

The land can be classified as follows:

Summary	Hectares	Acres
Arable	170.74	421.90
Pasture	236.02	583.21
Woodland	22.79	56.31
Other (roads, yards etc.)	8.38	20.71
<b>TOTAL</b>	<b>437.93</b>	<b>1082.13</b>

The property is offered for sale in three lots:

### Lot 1A - Tipperty Farm

- Farmhouse
- Additional house and two cottages
- Farm Buildings
- About 811 acres in total

### Lot 1B - Fields at Glenfarquhar

- 119 acres of arable land

### Lot 2 - Land at Goosecruives

- 151 acres of arable and pasture



# TIPPERTY

## **LOT 1A      TIPPERTY FARM**

**8II acres**

### **FARMHOUSE**

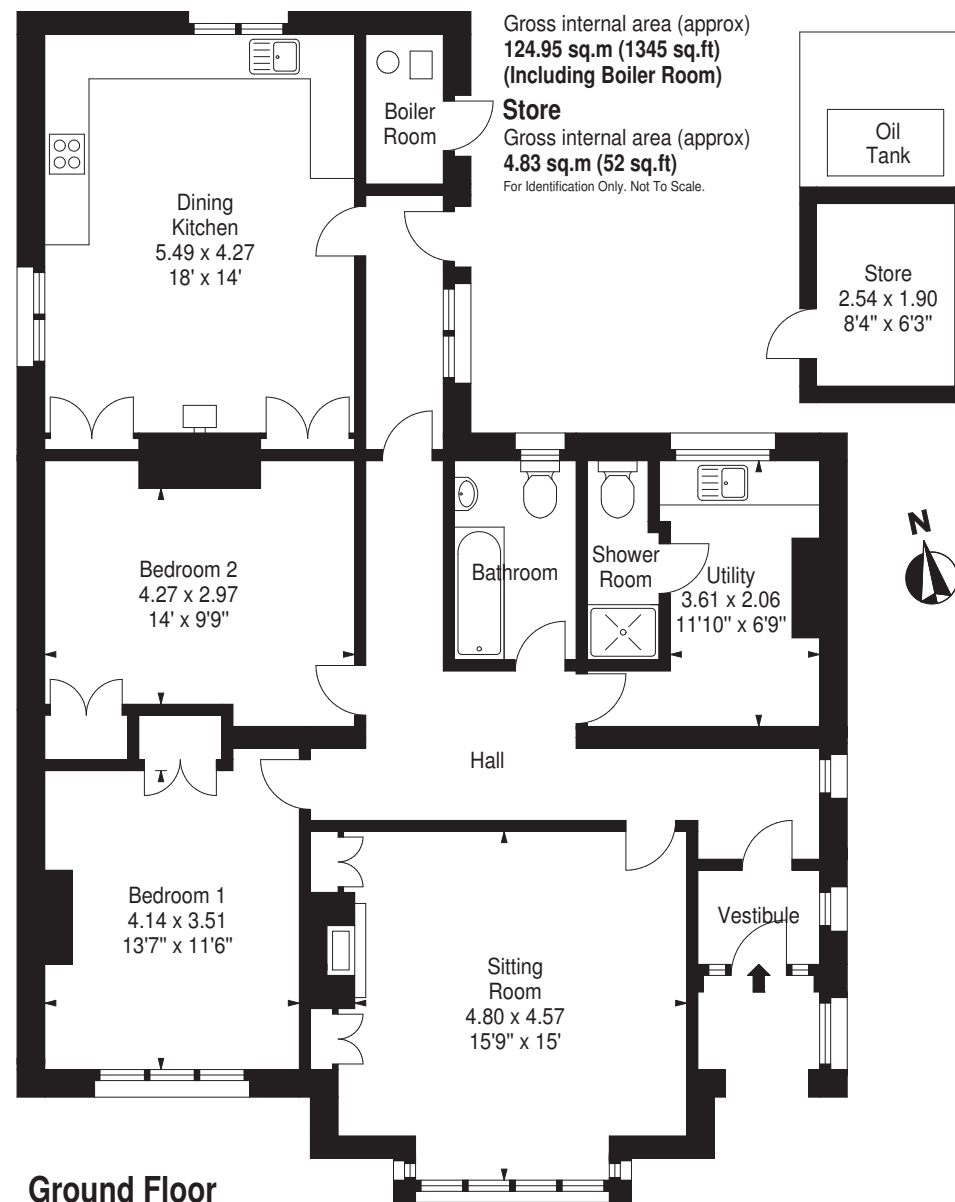
The principal house at Tippetty is modest in size but offers scope for expansion. It is constructed of harled brick under a slate roof and is situated conveniently adjacent to the farm buildings and enjoys a southerly aspect.

The accommodation is over a single storey as shown on the accompanying floor plans and comprises a sitting room with a wood burning stove, kitchen with fitted oak floor and wall units incorporating integrated Bosch appliances and seating area. There are two bedrooms and a family bathroom with an electric shower over the bath, WC and wash hand basin. There is a utility room with fitted wall and floor units, shower and WC.

There are two useful stores in the garden to the rear of the house.



# TIPPERTY





## **CORSEBAULD FARMHOUSE AND STEADING**

The former farmstead of Corsebauld is accessed via an internal track from the rear of the farm buildings or via a private track leading from the public road. The traditional one and half storey farmhouse has harled stone walls under a pitched slate roof. The accommodation comprises a hallway, sitting room, bedroom, kitchen, bathroom and utility room on the ground floor with two bedrooms on the first floor. The house has been partially refurbished but requires further works.

Lying to the east of the farmhouse is a former stone steading which offers potential for conversion to a number of uses, subject to obtaining the necessary consents. The cottage and modern farm building to the north are in separate third party ownership.

## **ELM AND ASH COTTAGES**

Situated at the entrance to the farm, adjacent to the public road are a pair of single storey semi detached cottages which are constructed of harled block under a slate roof. The cottages were modernised in 2015 with the installation of oil fired central heating and fitted kitchens. The accommodation in each comprises: sitting room, kitchen, three bedrooms and a bathroom.

## **DEVELOPMENT SITE**

Situated adjacent to Ash and Elm Cottages lies a derelict stone cottage. Aberdeenshire Council have granted planning permission in principle (APP/2014/3931) for the erection of a dwellinghouse and garage.



# TIPPERTY

## FARM BUILDINGS

Tipperty is equipped with an extensive range of versatile modern buildings, with capacity for 600 cattle and 200 tonnes of grain storage. They have been carefully designed for easy movement and handling of stock and are suitable for modern machinery. The approximate dimensions and construction are as follows:

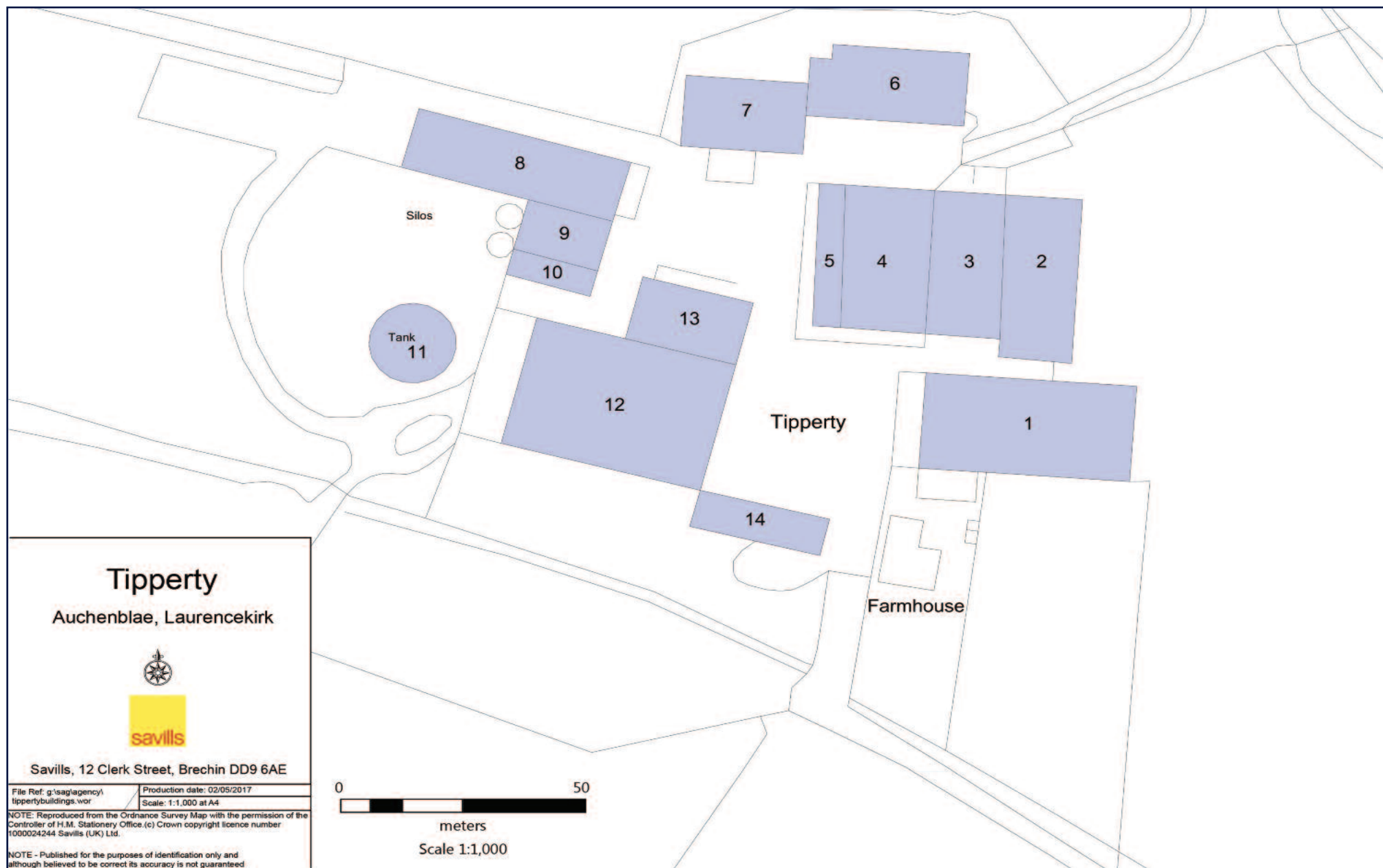
- 1) **Cattle court** (42.1m x 20.5m). Steel portal frame construction with a concrete floor and concrete panel walling with aerated cladding above. Corrugated roof. Raised central feed passage with double sliding doors at either end. **Lean to** (12m x 6.2m). Block wall with open sides and front. Used for storage.
- 2) **Sheep shed** (35.6m x 15m). Steel portal frame construction with an earth floor and concrete block walls with aerated cladding above. Corrugated roof.
- 3) **Lambing shed** (31.8m x 13.7m). Steel portal frame construction with an earth floor and stone/block walls. Corrugated roof. Contains an office with a WC and wash hand basin.
- 4) **Cattle court** (31.8m x 14.8m). Steel portal frame construction with a concrete floor and concrete block walls. Yorkshire boarding on the gable ends. Corrugated roof. Raised central feed passage with double sliding doors at either end.
- 5) **Cattle court** (31.8m x 7.2m). Steel portal frame construction with a concrete floor and concrete block walls. Yorkshire boarding on the gable ends. Corrugated roof with overhang above external feed passage.

- 6) **Hay Shed/Cattle Court** (32m x 13.2m). Steel portal frame construction with a concrete floor and profile cladding on the rear and sides. Corrugated roof. Open front with feed barrier. Currently used for storing bales.
- 7) **Feed store** (24.9m x 14.7m). Steel portal frame construction with a concrete floor and concrete block walls. Aerated/profile cladding. Corrugated roof.
- 8) **Covered silage pit** (43.6m x 13.1m). Concrete portal frame construction with a concrete floor and walls. Corrugated roof.
- 9) **Workshop** (18.2m x 8.8m). Steel frame lean to with block walls. Concrete floor. Corrugated roof. Double sliding doors at one end.
- 10) **Cattle Court** (18.2m x 7.8m). Continuation of steel frame lean to. Concrete floor. Corrugated Roof. Covered external feed passage with concrete apron.
- 11) **Malgar slurry store** – capable of holding 1,225 cubic metres of slurry (Pumped from slatted court).
- 12) **Cattle Court** (41m x 28m). Concrete frame construction with concrete slatted floor. Block walls with Yorkshire boarding above. Corrugated roof. Sub divided into four courts with two feed passages.
- 13) **Machinery Shed** (22m x 13.6m). Steel portal frame construction with a concrete floor and concrete block walls. Profile cladding. Corrugated roof. Double sliding door at one end.
- 14) **Hayshed** (27m x 8.9m). (27m x 8.9m). Pole construction with partial block walls and earth floor. Fibre cement roof.





# TIPPERTY



# TIPPERTY

## THE LAND

The land extends to 811 acres in total and comprises a well balanced combination of arable and pasture suited to a mixed arable and livestock enterprise. The gently rolling topography provides natural shelter for stock, with Herscha Hill providing ideal summer grazing. The land lies between 140m and 220m above sea level and is largely classified as Grade 3(2) by the James Hutton Institute with small areas of Grade 3(1) and 4. The majority of the fields are well fenced with water provided by natural watercourses or by troughs. The land can be summarised as follows:

Summary	Hectares	Acres
Arable/Ploughable	88.59	218.91
Permanent pasture	208.97	516.36
Woodland	22.79	56.31
Other (tracks, ponds etc)	7.94	19.62
<b>Total</b>	<b>328.29</b>	<b>811.20</b>

The owners have run up to 350 continental suckler cows with followers and a flock of 650 breeding ewes, a mixture of blackface and texels with the progeny either sold as stores, kept for replacements or fattened.

## WOODLAND

To the south of the farm lies a block of commercial forestry extending to about 19.25ha (47.57 acres). The trees were planted in 2001 and are predominately Sitka Spruce and Scots Pine with some smaller areas of larch and mixed broadleaves interspersed throughout. There are a number of rides and open areas which could provide exciting sport.

## WIND TURBINES

Aberdeenshire Council approved planning permission (APP/2013/0386) for two 800kW wind turbines in March 2015. The proposed location of the turbines is on the Herscha Hill as shown on the sale plan. There is an option in place in favour of Muirden Energy. Further details are available from the selling agents.

View to Corsebauld



View to Herscha Hill









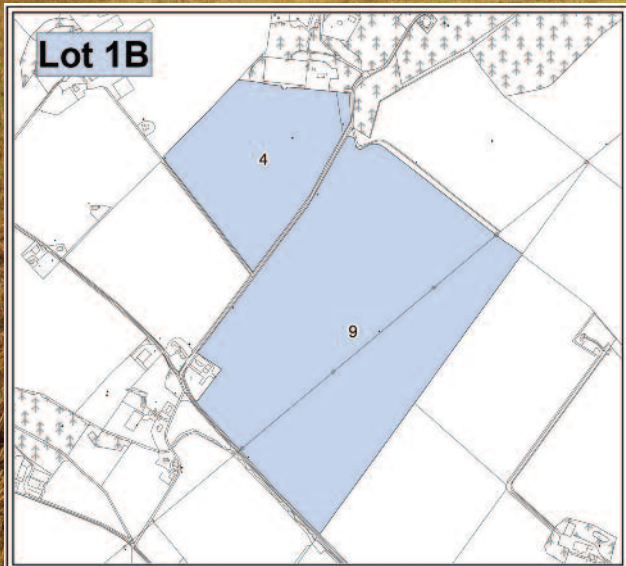
# TIPPERTY

## LOT 1B

## FIELDS AT GLENFARQUHAR

119 acres

Lot 1B comprises 118.98 acres arable ground and 0.89 acres pasture. The land is divided into 2 enclosures (fields 4 & 9) situated either side of the public road from Auchenblae to Tippetty from which access is given. The fields have a southerly aspect and are utilised for arable cropping.





## LOT 2

## LAND AT GOOSECRUIVES

151 acres

Lot 2 comprises 84.01 acres arable ground and 65.95 acres pasture. Divided into 6 enclosures, accessed from public roads which bound the land on the northern or eastern boundaries, the land at Goosecruives is suitable for arable cropping, silage or grazing.



# GENERAL REMARKS & INFORMATION

### Viewing

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

### Entry and possession

Entry by mutual arrangement.

### Local Authority

Aberdeenshire Council (Tel: 08456 08 12 07). Area Office – Viewmount, Arduthie Road, Stonehaven AB39 2DQ

### Solicitors

A.C. Morrison & Richards, 18 Bon-Accord Crescent, Aberdeen, AB11 6XY Tel: 01224 573 321 email:awilson@acmr.co.uk

### Directions

From the south on the A90 (Dundee to Aberdeen) dual carriageway, 2 miles after passing Laurencekirk, take the turning on the left signposted Auchenblae. Continue for 1.8 miles and proceed straight over the crossroads. Proceed into the village of Auchenblae, following signs for Drumlithie. After leaving Auchenblae take the turning on the left signposted Stonehaven. Continue for a further 1.9 miles and the turning into Tippetty will be seen on the left.

From the north on the A90 take the turning at Stonehaven signposted Spurryhillock Industrial Estate and Auchenblae. After 0.3 miles turn right, signposted Auchenblae and after a further 0.9 miles turn left, again signposted Auchenblae. Proceed for 8.8 miles (passing the land at Goosecruives after 7 miles) and the turning into Tippetty will be seen on the right.

### Fixtures, Fittings and Equipment

All carpets, light fittings and integrated white goods (with the exception of the washing machine and tumble dryer) in the farmhouse are included in the sale.

### Basic Payment Scheme (BPS)

The whole farm is classified as payment region one for BPS purposes. The seller currently hold 402.81 Region 1 entitlements with a unit value of 157.51 Euros. The 2016 payment amounted to £80,268. The entitlements are included in the sale and will be apportioned, should Tippetty be sold in lots. The seller will retain the 2017 payment.

### Less Favoured Areas Support Scheme (LFASS)

All of the farm, except fields 4 & 9 qualify for LFASS payments. All payments in respect of 2017 (estimated to be £12,000) will be retained by the seller.

### Nitrate Vulnerable Zone (NVZ)

Fields 4 & 9 fall within the Strathmore and Fife NVZ.

### Services, EPC Rating & Council Tax

Property	Services	Council Tax Band	EPC Rating*
Tippetty Farmhouse	Mains electricity and water. Drainage to a septic tank. Oil fired central heating and hot water system.	D	E
Corsebauld House	Mains electricity. Private water. Drainage to a septic tank. Oil fired central heating	E	F
Elm Cottage	Mains electricity and water. Drainage to a septic tank. Oil fired central heating and hot water system.	B	E
Ash Cottage		B	E

\* Copies of the Energy Performance Certificates are available on request.

### Option Agreement

There is an option agreement in favour of Muirden Energy LLP in connection with the two proposed wind turbines in field 27. The option agreement expires on 28th October 2019.

### Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds. There is a public footpath running from Feughside to the Brig of Bogendriep that follows the private road to Corsebauld. There is a wayleave agreement in favour of Scottish and Southern Energy for electricity poles crossing the holding.

### Sporting, Mineral and Timber Rights

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

### Offers

Offers in Scottish Legal Form are to be submitted 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.



# GENERAL REMARKS & INFORMATION

## STIPULATIONS

### 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 The Royal 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.

### Financial Reference

Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

### 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

The Council Tax and all 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.

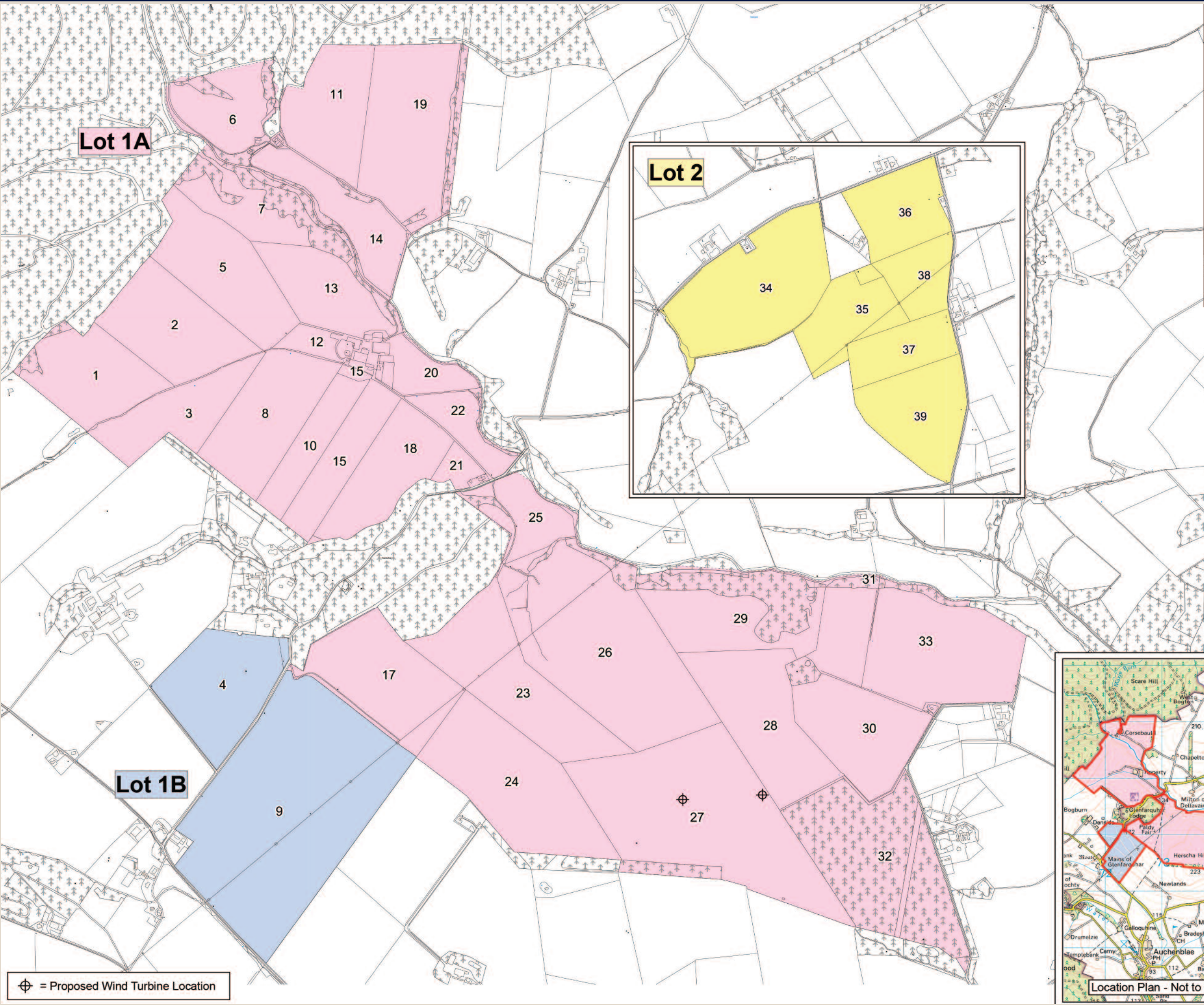
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**Lot 1A**

**Lot 2**

**Lot 1B**

⊕ = Proposed Wind Turbine Location

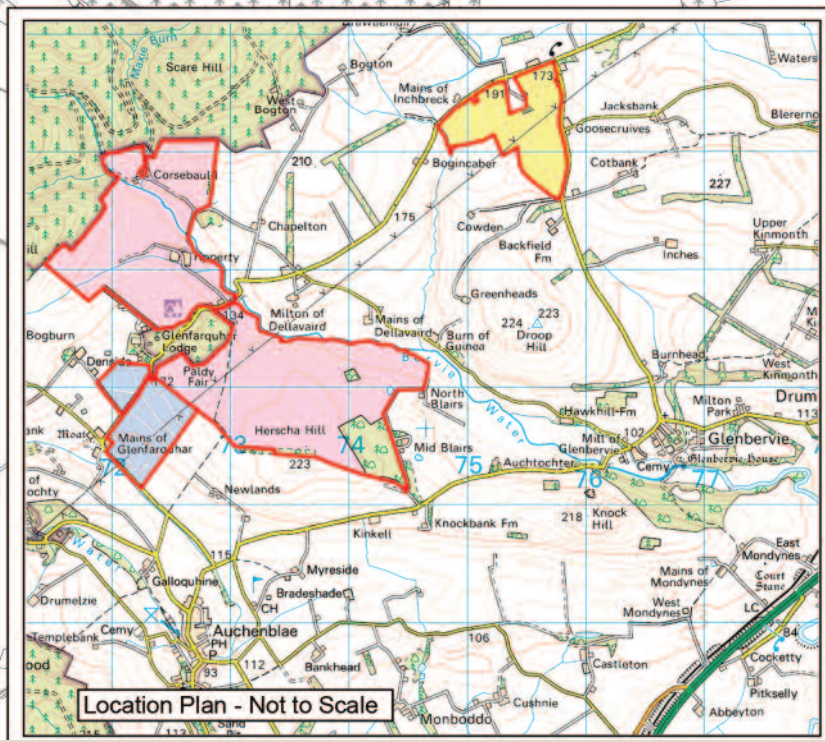
# Tipperty

nr Laurencekirk,  
Aberdeenshire



Savills, 12 Clerk Street, Brechin DD9 6AE

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Location Plan - Not to Scale



AREA SCHEDULE

Field Number	Arable		Pasture		Woodland		Other		Total	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
Lot 1a										
1	9.69	23.94							9.69	23.94
2	10.92	26.98							10.92	26.98
3			7.98	19.72					7.98	19.72
5			11.30	27.92					11.30	27.92
6			8.60	21.25					8.60	21.25
7			7.98	19.72	2.10	5.19			10.08	24.91
8			11.06	27.33					11.06	27.33
10			5.08	12.55					5.08	12.55
11			9.41	23.25					9.41	23.25
12	1.44	3.56					0.29	0.72	1.73	4.27
13	8.52	21.05							8.52	21.05
14			7.28	17.99					7.28	17.99
15			6.25	15.44					6.25	15.44
16			0.34	0.84					0.34	0.84
18	8.73	21.57							8.73	21.57
19			16.13	39.86			0.33	0.82	16.46	40.67
20			3.16	7.81			0.88	2.17	4.04	9.98
21			1.36	3.36					1.36	3.36
22	3.52	8.70					0.06	0.15	3.58	8.85
17			12.49	30.86			0.10	0.25	12.59	31.11
23			14.39	35.56			0.03	0.07	14.42	35.63
24	16.53	40.85							16.53	40.85
25			4.92	12.16			0.38	0.94	5.30	13.10
26			25.27	62.44			1.40	3.46	26.67	65.90
27			28.25	69.81					28.25	69.81
28			12.80	31.63					12.80	31.63
29	4.60	11.37	14.82	36.62					19.42	47.99
30	9.39	23.20					1.00	2.47	10.39	25.67
31					1.44	3.56			1.44	3.56
32					19.25	47.57			19.25	47.57
33	15.25	37.68	0.10	0.25					15.35	37.93
Other							3.47	8.57	3.47	8.57
SUBTOTAL	88.59	218.91	208.97	516.36	22.79	56.31	7.94	19.62	328.29	811.20
Lot 1b										
4	11.06	27.33	0.36	0.89					11.42	28.22
9	37.09	91.65							37.09	91.65
SUBTOTAL	48.15	118.98	0.36	0.89	0.00	0.00	0.00	0.00	48.51	119.87
Lot 2										
34			20.22	49.96					20.22	49.96
35	8.14	20.11							8.14	20.11
36	8.87	21.92							8.87	21.92
37			6.47	15.99					6.47	15.99
38	5.54	13.69							5.54	13.69
39	11.45	28.29							11.45	28.29
Other							0.44	1.09	0.44	1.09
SUBTOTAL	34.00	84.01	26.69	65.95	0.00	0.00	0.44	1.09	61.13	151.05
TOTAL	170.74	421.90	236.02	583.21	22.79	56.31	8.38	20.71	437.93	1082.13