



A CONTEMPORARY STYLE HOME, BRUCKLAY CASTLE RUINS, WELL APPOINTED  
EQUESTRIAN FACILITIES & CIRCA 79 ACRES OF PARKLAND, WOODLAND AND PASTURES

CASTLE PARK HOUSE, MAUD, PETERHEAD, ABERDEENSHIRE, AB42 4QN

savills







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## Summary

### Castle Park House

Corner vestibule ♦ entrance hallway ♦ sitting room conservatory ♦ dining kitchen ♦ laundry room ♦ bedroom currently used as an office ♦ bedroom ♦ cloakroom with w.c and wash hand basin

**First floor:** Principal bedroom with en suite shower room  
Two further bedrooms ♦ Family bathroom

EPC = C

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Aberdeen International Airport: 29 miles

ABZ Business Park: 29.5 miles

Peterhead: 15 miles

## Directions

From the south of Aberdeen take the A90 in the direction of Peterhead and Fraserburgh. On the outskirts of Ellon bear left on to the A948 in the direction of New Deer. After 11 miles, bear right on to the B9028 and at the junction with the A981 continue along straight on the A981 for a further three miles bearing right onto the driveway for Castle Park House.

## Location

Maud (Gaelic: Am Mòd) is a small town in the Buchan area of the Scottish county of Aberdeenshire. Located 13 miles west of Peterhead on the South Ugie Water. Maud rose to prosperity in the nineteenth century as a railway junction of the Formartine and Buchan Railway line that ran through Maud to Fraserburgh and Peterhead, but has always been the meeting place of six roads. It has had a variety of names: Bank of Behitch, Brucklay, New Maud, the 'New' having since fallen out of use, leading to the town's current name.

Maud features an old railway station which closed to passengers in 1965. Walks can be taken along the old railway lines which now form part of the Formartine and Buchan Way, the railway tracks were removed following the ending of freight trains in 1979. There was a mart or livestock market until recently, selling local livestock. There is also a hospital for the elderly, which was formerly a poorhouse that opened in about 1868.

A modern complex in the centre of the village houses a cafe, community centre, gym and other facilities; the old town hall, a few minutes walk from the new complex, is also still in regular use by community groups. The village also has a small parade of shops.

The hamlet of Kirkhill Pendicle to the south of Maud has a weather station which features prominently in Met Office weather maps for Aberdeenshire.

Peterhead was founded by fishermen and was developed as a planned settlement. In 1593 the construction of Peterhead's first harbour, Port Henry, encouraged the growth of Peterhead as a fishing port and established a base for trade. A lifeboat station was first established in 1865. A new phase of growth was initiated in the 1970s with Peterhead becoming a major oil industry service centre, and the completion of the nearby St Fergus gas terminal. At this time, considerable land holdings were allocated for industrial development. It retains a relatively diverse economy, including food processing, textiles, service industries and, still importantly, fishing.

## Description

Constructed in 2004 with a slate roof Castle Park House was built to an exacting specification for the current owners. Most of the rooms capture good natural light and the polished finished woodwork to the staircase with decorative spindles, balustrade, door frames, door and skirting boards are of the highest quality. Well thought of is the abundance of storage space, providing extensive hanging and shelf space throughout. The kitchen has luxury fitted cabinets and the contemporary shower room and bathrooms have white sanitary ware and mains showers.





### Accommodation

A corner vestibule with side windows leads into the welcoming hallway. Accessed via French doors is more formal sitting room which has triple aspect windows and further window, with the focal point being a multi burner stove. Casual relaxation space is catered for with the delightful conservatory with patio doors opening into the garden. French doors open into the striking kitchen with a comprehensive range of custom built hand made cabinets with contrasting worksurfaces. Informal dining is catered for with a central island and a feature is the Rayburn oven. Useful access direct into the garden is the utility room for everyday laundry tasks. Two bedrooms are located on the ground floor and one is currently used as an office. To complete the ground floor is a cloakroom with WC and wash hand basin. A large first floor landing leads to two double bedrooms and the family bathroom is enhanced with a free standing roll top spa bath and twin wash hand basins. The final and principal bedroom has an en suite shower room with over sized shower enclosure.

### Outside

Double garage with up and over doors. Inside water tap. Personnel door. Power and light.

### Utility Room

Adjacent to the house, but with external access this room has plumbing for a washing machine and is fitted with a radiator. It is ideally equipped for the current use of a tack room.

### Cloakroom

Adjacent to the utility room and again with external access is a modern cloakroom with WC and wash hand basin which is ideally located for access from the garden grounds or the equestrian facilities.

### Garden

A paved footpath surrounds the perimeter of the house and there is a raised decked area at the rear of the property, with immediate areas of lawn. A wooden fence and gates enclosed a large driveway with a thick covering of stone chips to provide ample turning and parking for vehicles.

Beyond the formal driveway is a large commercial size building extending to approximately (32' x 58'6) with corrugated roof and up and roll over door. This is fitted with power and light and is perfect for the storage of horse boxes, trailers and other heavy duty vehicles.

### Services

Mains water, mains electricity and private drainage. Oil central heating. Wood burning stove. Double glazing.

### Fixtures and fittings

All fitted carpets, floorcoverings, window blinds, curtains, lights and bathroom fittings are included in the sale price.



## Local Authority

Aberdeen/Aberdeenshire Council Tax Band F

## Home Report & Energy Performance

The property and policies fall into the exception category for a Home Report. A full Energy Performance Certificate is available on request for Castle Park House.

## Equestrian Facilities

Very well appointed are the superb equestrian facilities which are rated for commercial use which include a state of the art Monach hydraulic horse walker. Two large rubber ménages.

Agricultural shed 1 – 32' x 58'6

Agricultural shed 2 – 31'5 x 72'11 4 Large Loose boxes

Stable 1 – 31'5 x 72'11

Hay store – 11'3 x 6'

Stable 2 11'3 x 11'7

Stable 12 X16

Wood Store 13'3 x 29'7

Two large rubber ménages 20 X40 & 65 X25 approx

Judges Box

## Brucklay Castle

### Description

Full planning and listed building consent has been granted to save the historic Brucklay Castle. Originally built in about 1600 the castle was substantially remodelled in 1850 in the Victorian Baronial style. Now ruinous, plans have been drawn up around the stunning eastern facade reducing the overall floor area and creating a modern day castle of manageable size. The castle is set within about 5 acres of mature park and woodland, pasture land, large pond and has its own private tarmacadam driveway. Although a substantial renovation project, the new building can be constructed in modern materials and will allow the new owner to create a magnificent and spacious energy efficient home with a gross internal floor area of approximately 750 sqm. The impressive stone east elevation, including the portico entrance, together with parts of the stone north elevation will be retained within the structure. The roof will be clad in slate.

### Listing

The castle is a C listing building and has planning and listed building consent for the demolition of the majority of the existing ruins and the restoration and rebuilding of a new castle incorporating the magnificent east facade.

### History

The castle was built on the site of an old badger set "Broch Hillock" from which Brucklay derives its name and is situated on the north bank of the South Ugie River. The first towers were erected by James the 1st Laird of Brucklay about 1600 – 1625. The castle passed through

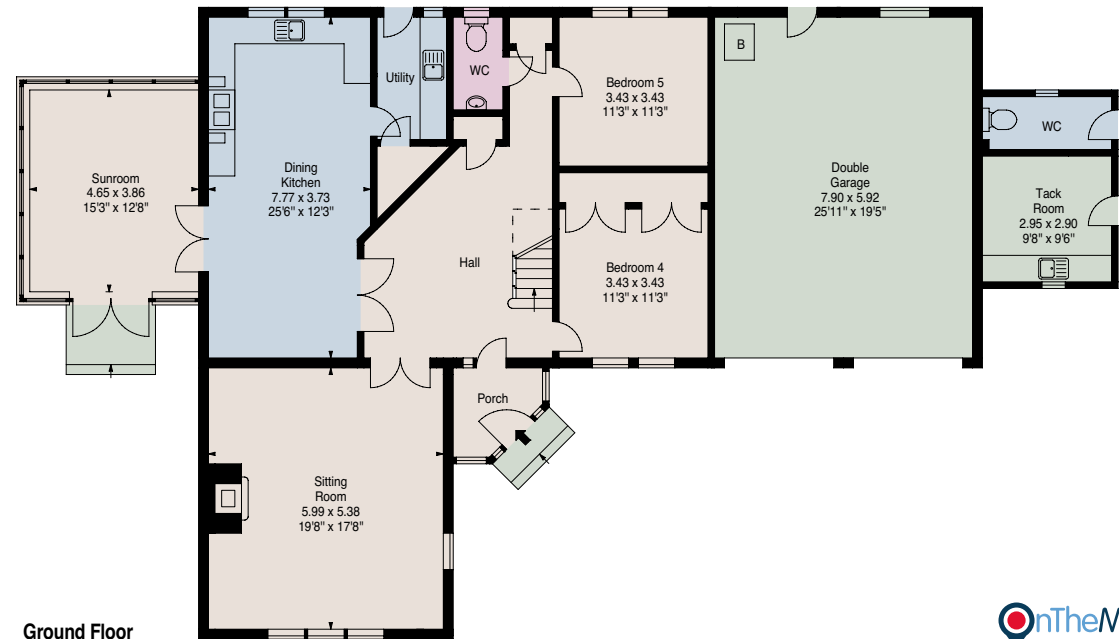
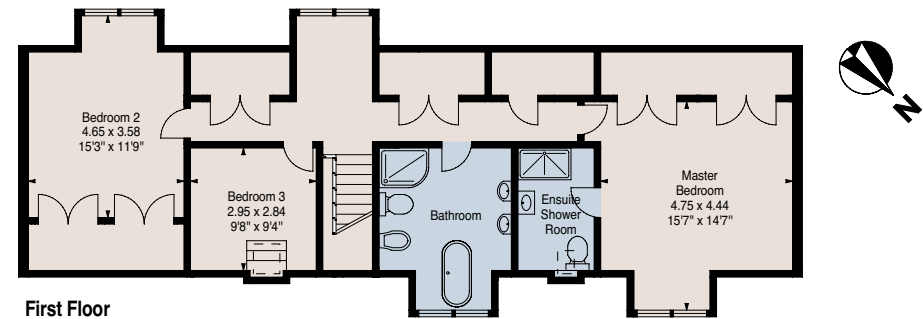
three families, including the Irvines, the Dingwalls and finally the Dingwall Fordyces for about 500 years before being left to go to ruin in 1953. The castle was substantially enlarged and remodelled in 1765 and 1814 and finally in 1849 and 1888 when the Scottish Baronial east front was built, accredited to the renowned architects John Smith and James Matthews. In its heyday, Brucklay was regarded as "one of the finest edifices in Scotland". However, following a brief period of occupancy as the guards residence for a P.O.W camp during the Second World War, the castle became unoccupied in 1952 and was sold and the roof removed in 1953.

## Accommodation

The consented drawings provide for spacious accommodation to be created over four floors with two main reception rooms, a large breakfast kitchen and first bedroom on the ground floor, three further bedrooms and three bathrooms on the first floor, two further bedrooms and two bathrooms and a games room on the second floor and a study on the third floor. Floor plans are incorporated within these particulars.

## FLOORPLANS

Gross internal area (approx):  
304.34 sq.m (3276 sq.ft)  
(Including Garage, Tack Room & WC)







### Outside

The land is a mixture of ancient landscaped parkland containing a number of fine specimen trees, paddocks and woodland. There is also a large pond. This land provides considerable privacy and amenity to the castle.

### Services

Mains water and mains electricity are nearby. Drainage will be private to a septic tank. Percolation tests have been completed.

### Planning

Details and planning consents can be found on the Aberdeenshire Council website under planning applicant number APP/2008/3875. The application received approval on 11/01/2010 and is for full planning permission. The consent includes the requirement to prepare a scheme of hard and soft landscaping for approval by the Council and Garden History Society. In addition an Archaeological Watching Brief and Standing Building Survey, together with a photographic record will be required to record features of historic and archaeological interest and any finds.



### 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.

### Possession

To be by mutual agreement.

### Offers

Offers must be submitted in Scottish legal terms 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.

### Viewing

Strictly by appointment with Savills – 01224 971110





  
  
**Savills**  
 Savills, 12 Clerk Street, Brechin DD9 6AE

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**Savills Aberdeen**  
 5 Queen's Terrace,  
 Aberdeen, AB10 1XL  
 aberdeen@savills.com  
**01224 971110**

**savills.co.uk**

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