



A SMALL PRIVATELY SITUATED FARM

MILL OF RYLAND FARM, ALVAH, BANFF, AB45 3UA





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Summary

- ◆ Fertile arable farm
- ◆ 58 acres
- ◆ Traditional farmhouse, 2/3 bedrooms
- ◆ Useful range of traditional and modern farm buildings
- ◆ Ponds
- ◆ Private scenic location

EPC rating F

About 58.56 Acres (23.70 hectares) for sale as a whole

Distances

Banff – 4 miles

Turriff – 8 miles

Huntly – 19 miles

Aberdeen – 41 miles

Directions

From the west take the A96 to Fochabers and then follow the A98 towards Banff. About 5 miles beyond Portsoy take the right turn onto the B9121 and continue in a southerly directly for 2 ¼ miles. At the junction with the A97 turn right onto the A97 for 600 metres and then turn left back onto the B9121. After a further 975 metres the private drive to Mill of Ryland appears on your right.

From the east take the A98 to Banff, having crossed the River Deveron and before entering Banff take the A97 in a south westerly direction for 3 miles. Turn right onto the B9121 and continue as above.

Location

Mill of Ryland is situated in the north east of Scotland in an area renowned for its good quality arable and livestock farms.

The nearby town of Banff situated on the Moray Firth coast at the mouth of the River Deveron is well known for its historic and tourist interests. The town has a wide range of shops, primary and secondary schools, swimming pool and a marina at Banff harbour. The region also offers superb salmon and sea trout fishing on the famous Spey and Findhorn rivers and on the doorstep is the River Deveron. For the golf enthusiast there are excellent courses all along the Moray and Banff coast with acclaimed local courses at Duff House, Royal and MacDuff.



The property is accessible for Aberdeen, which is about 41 miles away (Inverness is about 70 miles) from the A98, A97 and A96. There are mainline railway stations at both these cities and both have airports providing regular domestic and international flights. Train stations are located at Keith and Huntly. Banffshire is also well served with agricultural suppliers and merchants and there is a successful local machinery ring which provides additional farm resources if required. The Thainstone agricultural centre in Inverurie has a thriving livestock market and there is a further livestock market at Huntly.

Description

The Mill of Ryland is a delightful small farm situated in the rural and fertile countryside to the west of the River Deveron and only 4 miles from the Moray coast, famed for its high sunshine rate and mild climate.

The farm has a small traditional one and a half storey farmhouse with attic bedrooms and modern conservatory. There is a range of useful farm buildings providing grain storage, cattle accommodation and flexible general purpose storage. The land is all grade 3 (2) according

to the James Hutton Institute for Soil Research. The majority of the land [52.68 acres (21.32 hectares)] is arable, with the remainder comprising permanent pasture, rough grazings, ponds and other land. The land rises from about 40 metres above sea level to about 150 metres above sea level. It has been run with other land in an arable rotation usually producing spring or winter barley for feed. In the 2017 cropping year, land is in set aside.

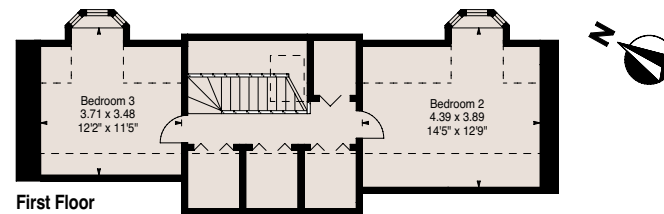
Farmhouse

Mill of Ryland Farmhouse occupies a private position at the entrance to the farm steading. The house enjoys good views over the Deveron valley to the east and sits well above the Stonieley burn and farm ponds in the valley below. The house is approached by a hard surfaced private drive over a distance of approximately 650 metres from the public road. The house was modernised and upgraded in about 1996 and has a modern conservatory added in 2010. The house is of traditional stone and slate roof construction on one and half storeys with attic bedrooms. There is a modern kitchen extension to the rear. There are 2/3 bedrooms and 1/2 reception rooms, bathroom and an en suite shower room to the main bedroom.

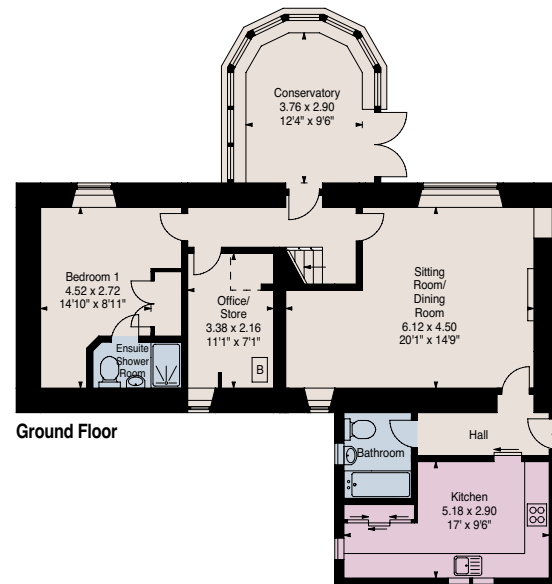


FLOORPLANS

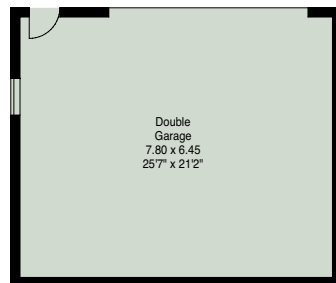
Gross internal area (approx):
 House: 139.07 sq.m (1497 sq.ft)
 Garage: 50.35 sq.m (542 sq.ft)
 For Identification Only. Not To Scale.



First Floor



Ground Floor



Double
Garage
7.80 x 6.45
25'7" x 21'2"

In the garden there is a summer house, a greenhouse and double garage. A floor plan of the accommodation in the house is attached to these particulars. The house benefits from oil fired central heating, an open fire in the living room, and double glazed windows. The kitchen has a range of modern light wood high and low level units and marble work surfaces.

Mill of Ryland Buildings

The farm is equipped with a good range of well laid out traditional and modern farm buildings suitable for a farm of this size, these comprise the following:

1. General purpose building – steel portal frame, concrete floor, corrugated asbestos cement sheeted roof, part profile clad walls and part stone walls with 5 metre wide sliding door at gable end. 27.7 metres x 10.6 metres, 5.1 metres to eaves.
2. Workshop – stone and slate, 4.67 metres x 4.38 metres with loft over
3. Store – stone and slate, 3.2 metres x 4.56 metres
4. Store 2 - stone and slate 4.62 metres x 3.83 metres
5. Stable – stone and slate, 5.3 metres x 4.64 metres
6. Grain store and reception pit – stone and slate 4.27 metres x 6.58 metres, twin double doors to reception pit

7. Grain drier – block walls, corrugated steel sheeted sides and corrugated asbestos cement sheeted roof, sliding doors, contains oil fired burner and fan, 3.06 metres x 7.51 metres
8. Nissen hut – dwarf block walls, corrugated curved asbestos cement sheeted roof, 12.5 metres x 5.5 metres
9. Cattle court – concrete block walls, timber trussed roof, corrugated asbestos cemented sheet roof, 11.15 metres x 6.78 metres.
10. Double garage – mono-pitched construction with concrete block walls, steel purlins, profile steel sheeted roof, electrically operated up and over double garage door, 7.79 metres x 6.45 metres
11. Oil tanks – there are three bunded oil tanks of modern plastic construction serving the grain drier, house and for pink diesel.
12. Garden buildings – aluminium greenhouse 2.4 metres x 1.8 metres, summer house 2.85 metres x 3.8 metres laminated floor, timber frame, decked area to the front.

General remarks and information

Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request that you take care when viewing the property especially around the farmyard. Telephone 01343 823000.

Entry and Possession

Entry by arrangement.

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.

Services, Council Tax and EPC

The farmhouse and steading are serviced by a single phased mains electricity supply, private water and private drainage.

Mill of Ryland Farmhouse is in Council Tax Band B and has an EPC rating of F.

Fixtures and fittings

All fitted carpets and curtains in the farmhouse are included in the sale. All fixed plant including the grain drier and oil tanks are also included in the sale.



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.

The farm is traversed by a mains water pipeline.

Basic Payment Scheme (BPS)

The Basic Payment Scheme entitlements are included in the sale. In the 2017 year these comprised 21.57 region 1 entitlements.

Sporting Rights

Sporting rights are in-hand

Mineral and Timber Rights

The rights in so far as they are owned, the mineral rights are included in the sale. There are understood to be sand and gravel reserves on the farm in the bank in field number 1. No planning consents are in existence although an informal enquiry was submitted to Aberdeenshire Council for the formation of a gravel quarry by the current owners in 2016. Further details are available from the selling agents. All standing and fallen timber is included in the sale.

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 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.

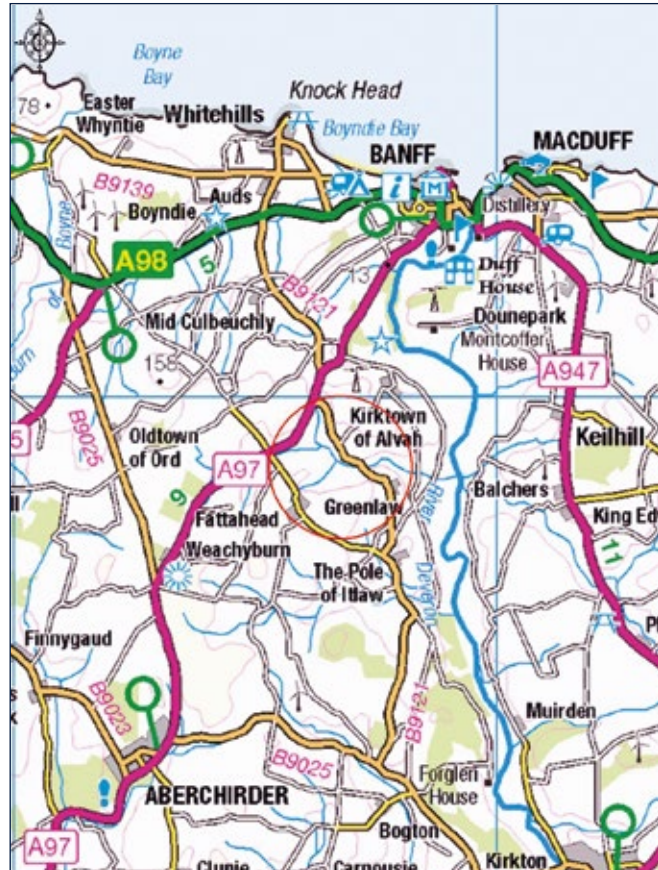


Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

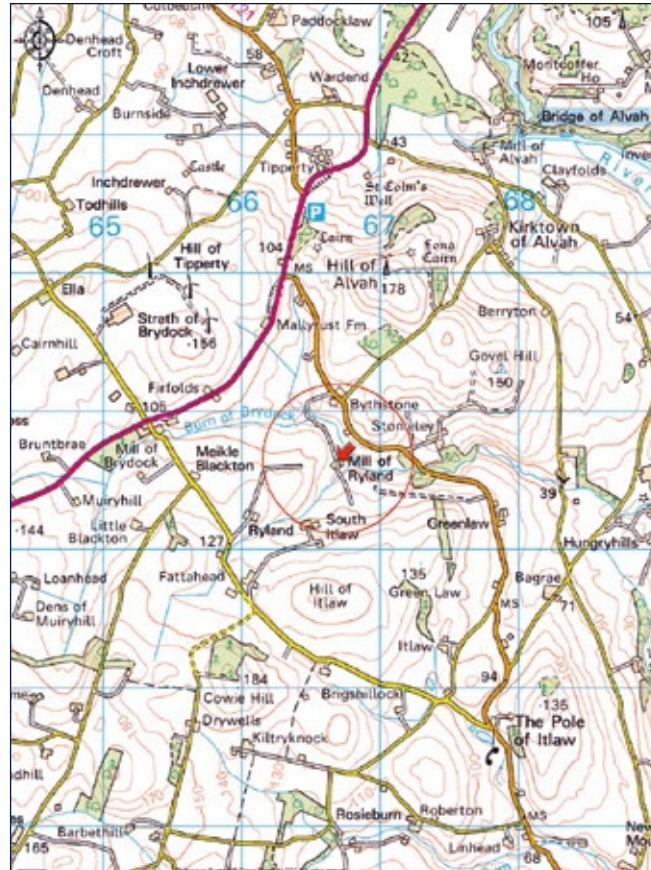
Lotting

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.



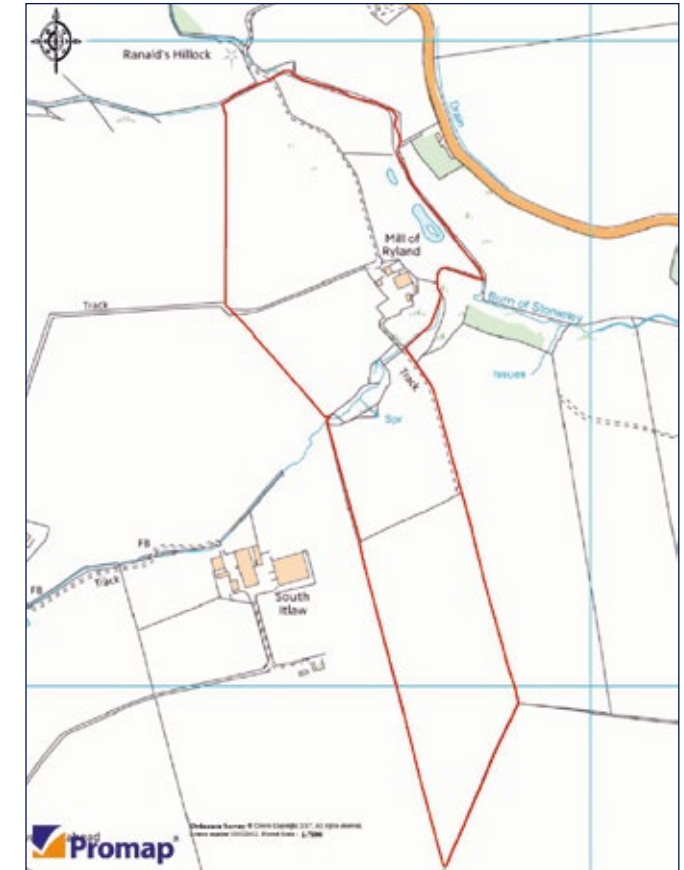
Generally

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.



Savills Fochabers
7 The Square, Fochabers
Morayshire, IV32 7DG
fochabers@savills.com
01343 823000

savills.co.uk



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