

Galbraith

LOWER CUSHNIE
GAMRIE, BANFF



LOWER CUSHNIE, GAMRIE, BANFF, AB45 3HL

PRODUCTIVE RESIDENTIAL FARM SITUATED IN A PRIME FARMING AREA

FOR SALE AS A WHOLE

Banff 8 miles, ■ Turriff 12 miles, ■ Fraserburgh 17 miles

- 3 Bedroom Farmhouse
- Range of Modern and Traditional Farm Buildings
- Land extending to 61.63ha (152.28 acres)



Galbraith

Aberdeen
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 OnTheMarket

LOCATION

Lower Cushnie is situated approximately 8 miles east of Banff and 12 miles north east of Turriff in the county of Aberdeenshire, an area well known for its fertile land.

VIEWING

Strictly by appointment with the sole selling agents –Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

From Banff take the A98 eastwards turning left onto the B9031 after 1 mile, signposted Rosehearty. Follow this road for 6 miles turning right onto the B9123. Follow this road for 1 mile, turning right onto the unclassified road. Follow this road a short distance to arrive at Lower Cushnie.

SITUATION

Lower Cushnie is situated in a prime farming area, well known for its productive and fertile land.

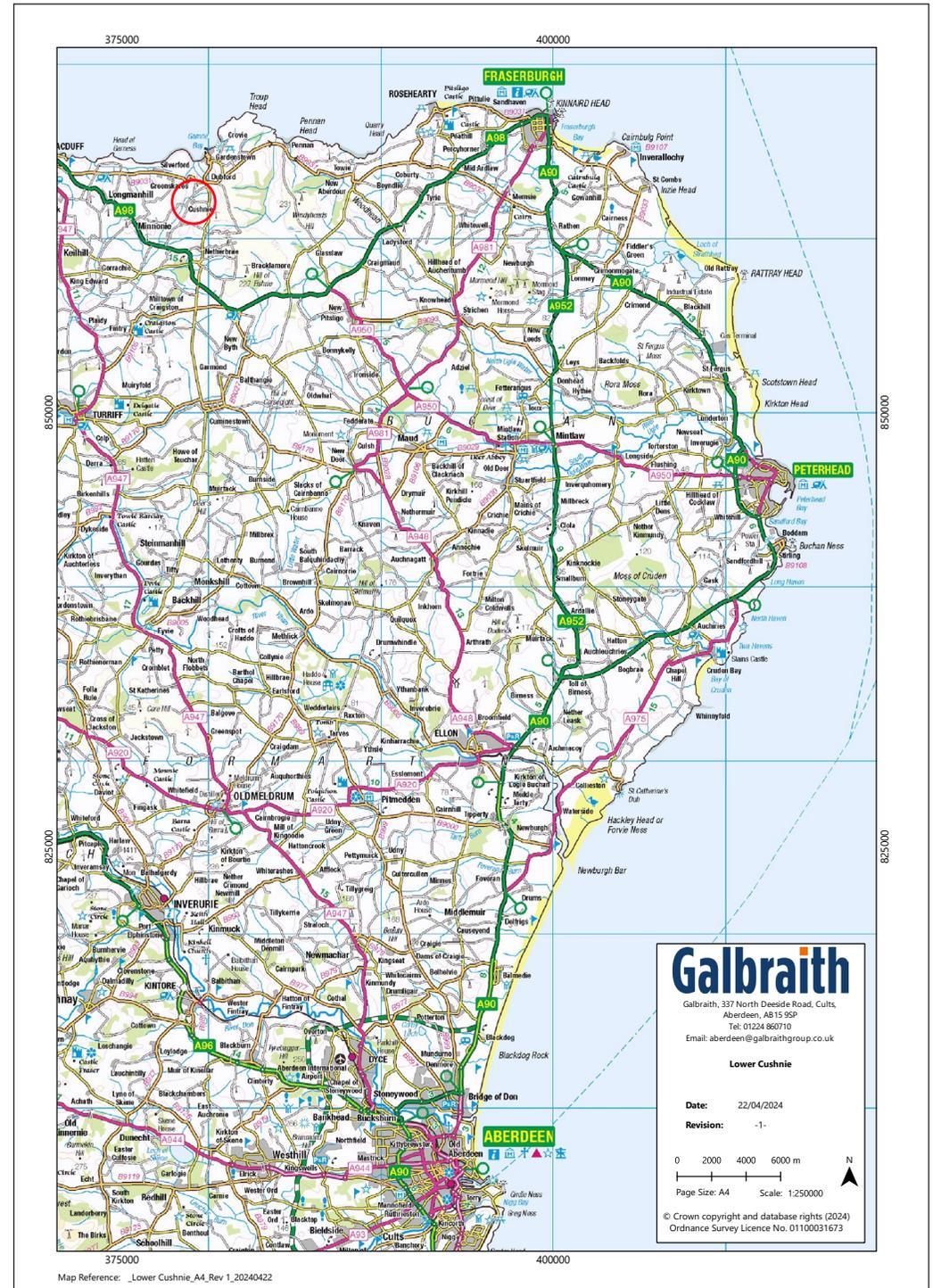
The 3 bedroom farmhouse is conveniently located adjacent to a range of farm buildings. The land at Lower Cushnie extends to 152.28 acres or thereby and enjoys good access from the public road network.

According to the James Hutton Institute the majority of the land is classified as Grade 3(1) with The Dens being classified as Grade 4(1). The land is registered with SGRPID for IACS purposes and is situated between 100 and 140 metres above sea level.

The land is highly productive capable of growing a wide range of crops, including potatoes. Being farmed in rotation and having regular applications of dung the land is in excellent heart, with lime being applied as to requirement. The farmhouse is conveniently situated next to the range of farm buildings which currently serve 152.28 acres of land. The coastal village of Gamrie (Gardenstown) lies 2 miles to the north. The village is served by Gardenstown New Church, in addition to the Garden Arms Hotel, coffee shop and convenience stores. Primary schooling is three miles away at Bracoden with secondary schooling at Banff Academy. The town of Turriff is some 12 miles distant and boasts a large number of services and communities including banks, 2 supermarkets, 2 dispensing pharmacies, a library, sports centre and swimming pool in addition to numerous specialist shops and Turriff Cottage Hospital. The town also has 4 churches, a primary school at Market Hill and secondary schooling is available at Turriff Academy. The town also hosts the Turriff show which is Scotland's largest 2 day agricultural show, in addition to which it has a golf club and is home to Turriff United FC. The River Deveron flows past the town and is well known for the quality of its salmon and fishing. Places of interest in the vicinity include Fyvie Castle, Dalgetty Castle and Duff House at Banff, in addition to which the north east coast has wonderful cliffs and fishing villages being a short drive away.

Aberdeen is some 46 miles distant and has a wide range of shopping, entertainment and cultural attractions which one expects from the oil capital of Europe. Private education is available in the city which also has 2 universities. Aberdeen International Airport offers regular domestic and European flights in addition to which there is a train station with regular services to both north and south and overnight sleeper service to London.

The area is well resourced in terms of agricultural infrastructure being well served by grain merchants, agricultural suppliers and machinery dealers, in addition to the abattoir at Turriff. Auction Marts can be found in Huntly (25 miles) and Inverurie (28 miles).



DESCRIPTION

Lower Cushnie is situated within a productive area of farmland in central Aberdeenshire. The land is between 100 and 140 metres above sea level. According to the James Hutton Institute the land is primarily classified as Grades 3(1) with The Dens being classified as Grade 4(1). The land is registered with SGRPID for IACS purposes.

Farmhouse

The farmhouse: 130.70m² internally, of stone construction under a slate roof. Conveniently located adjacent to the farm buildings with adjacent garage, the accommodation is over two floors as follows:

Ground floor: Dining Kitchen, Bathroom, Store, Sitting Room and Double Bedroom

First Floor: 2 x Double Bedroom, 1 x Single Bedroom, 2 x Storage Rooms

The EPC Rating is G

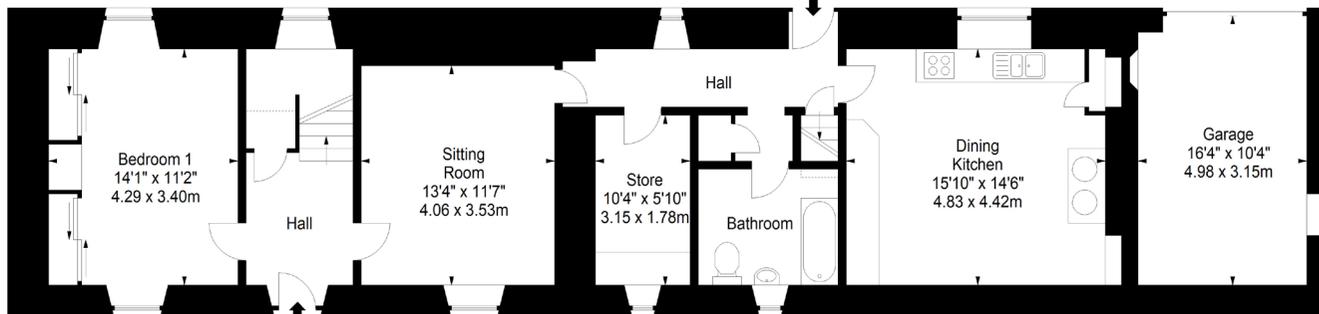
The Council Tax Band is C



Approx. Gross Internal Area
1973 Sq Ft - 183.29 Sq M
(Including Garage)
For identification only. Not to scale.
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First Floor



Ground Floor

Farm Buildings

The farm buildings extend to a range of traditional and portal frame structures as follows:

1. Traditional Steading, on a footprint of 526.6m², of stone wall construction under a slate and corrugated sheeting roof, concrete floor.
2. Cattle Court 2, 10m x 22m, of blockwall construction, timber truss and corrugated sheeting roof, concrete floor.
3. Storage shed, 8.5m x 22m, of steel portal frame construction, block walls and corrugated sheeting roof.
4. Cattle Court, 10m x 22m, of block wall construction, timber truss and corrugated sheeting roof.
5. Implement Shed, 5m x 16.8m, block wall construction under a corrugated sheeting roof.
6. Garage, 3.6m x 6.8m, of block wall construction under a corrugated sheeting roof.
7. Pole Barn, 7.8m x 22.8m, pole barn construction under a tin roof, stone floor.
8. The Chaumer, 5.5m x 7.3m, of stone build construction under a slate roof.

Adjacent to the farm buildings is a metalled yard suitable for the storage of machinery and silage bales.

Land

Land extends to 66.63 hectares (152.28 acres) and comprises of 13 enclosures. According to the James Hutton Institute the majority of the land is classified as Grade 3(1) with The Dens being classified as Grade 4(1). The land is in good heart having been farmed in an arable and grass rotation in recent years being fenced and watered.

GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Town House, 34 Low Street, Banff, Aberdeenshire. Telephone 01467 530700.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 70/227/0106.

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME (BPS)

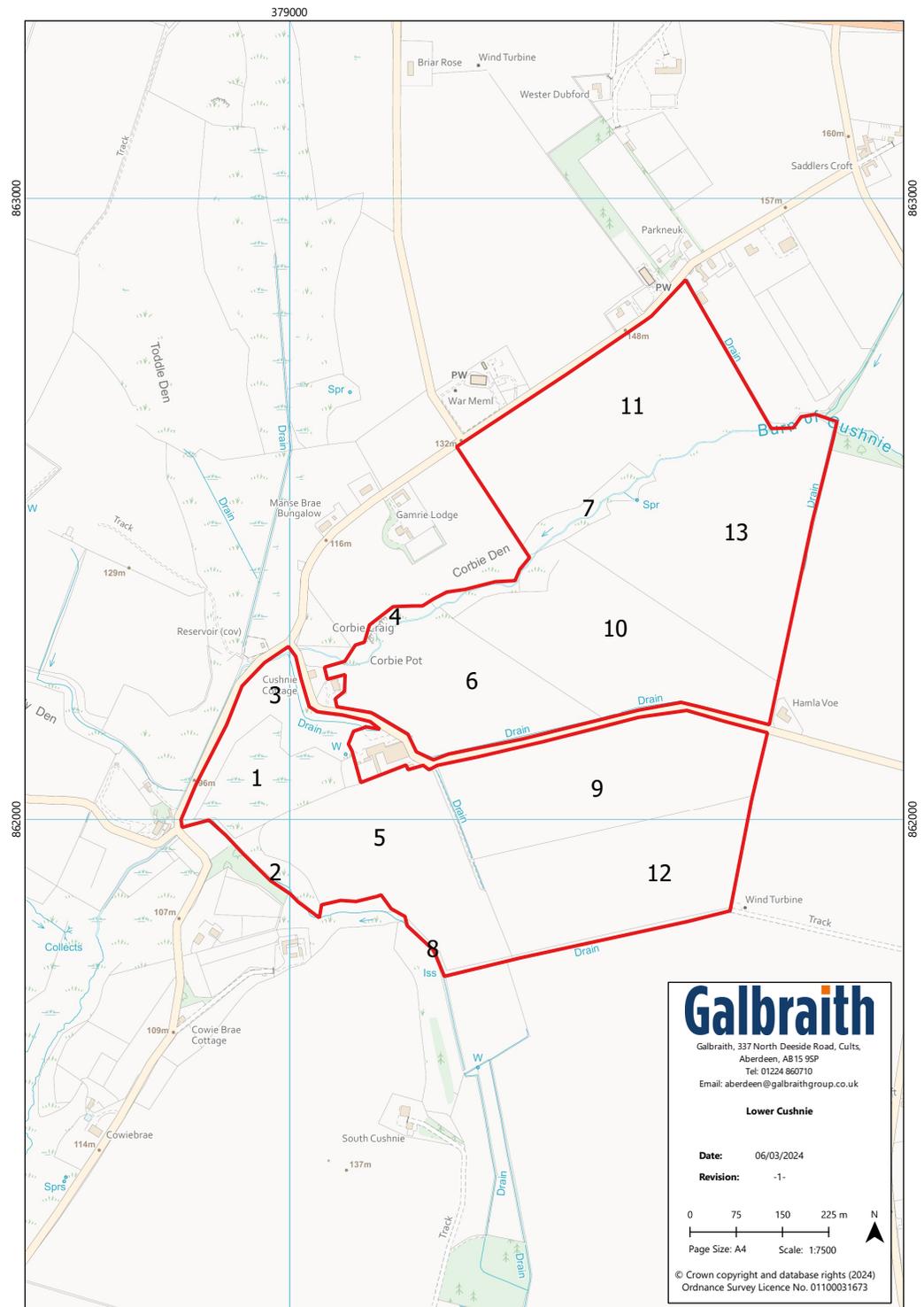
The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller but are not included in the sale of the land. The buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2024 year will be retained by the seller. The buyer will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2024 for the rest of the scheme year.

SPORTINGS

The Sporting Rights have not been formally exercised in recent years but are included in the sale insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.



Galbraith
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Lower Cushnie

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TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw fodder, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.

MORTGAGE FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

ACCESS

The farm and many of the fields are accessed directly from the public road network.

SERVICES

Lower Cushnie is served by mains electricity and private water supply from a borehole.



Galbraith


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