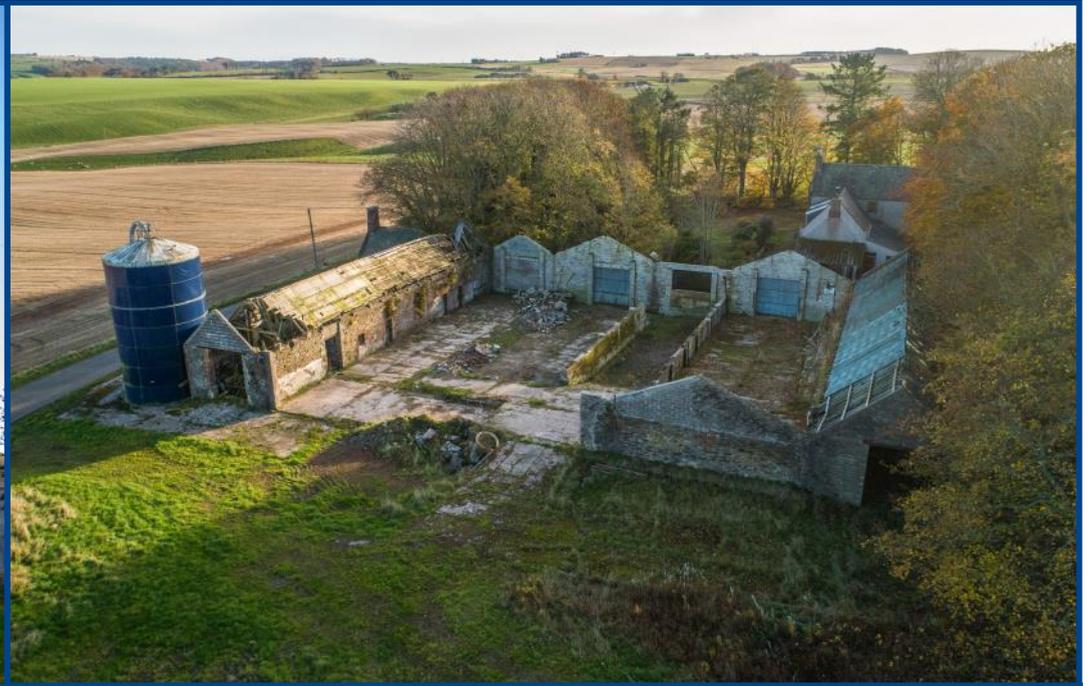




KINGSFORD FARMHOUSE AND STEADING
AUCHTERLESS, TURRIFF, AB53 8DA







Auchterless 2½ miles



Turriff 4 miles



Banff 15 miles

Aberdeen 32 miles

KINGSFORD FARMHOUSE AND STEADING

An impressive five bedroom farmhouse set in mature garden grounds including large steading with development potential, surrounding land and woodland, extending to 6 acres (2.4Ha) or thereby in total

For sale as a whole
Offers Over £400,000



Viewing

By appointment with Mrs Sim - **01888 511248** or the selling agents - Aberdeen & Northern Estates - **01467 623800**

Directions

From Inverurie take the B9001 road north through Rothienorman and turn right onto the B992 signed 'Auchterless 2 miles'. Proceed through Auchterless and continue for around 1 mile before turning left where signed 'Woodhead'. Kingsford Farmhouse and Steading is situated less than a mile ahead on the left hand side. The exact location can be seen on the attached OS extract plan.

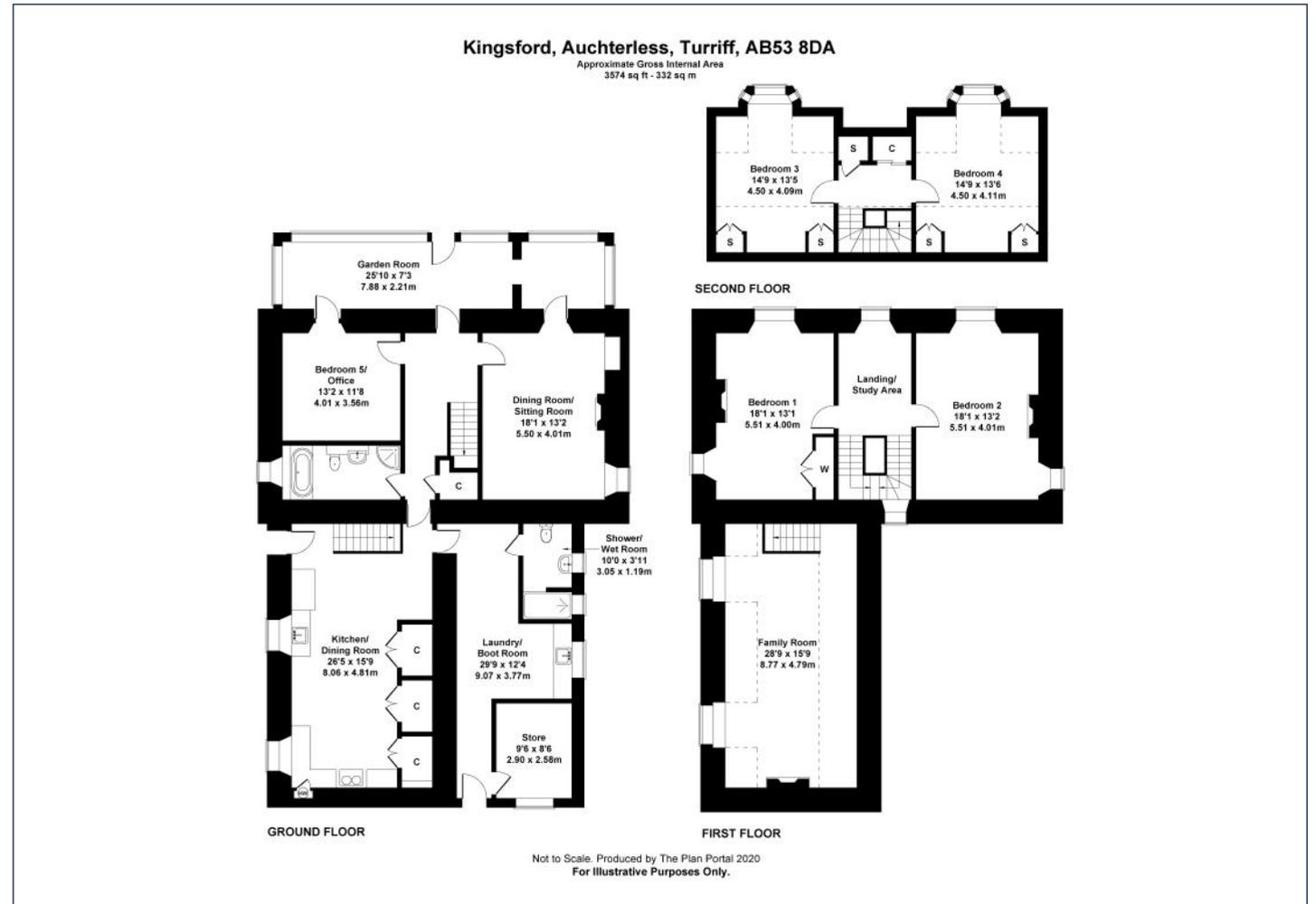
Situation

Kingsford Farmhouse and Steading is situated in a private and peaceful rural setting with views over surrounding Aberdeenshire countryside. The property is easily accessible, lying adjacent to a minor road leading from Auchterless to Turriff, and in proximity to the A947 road for commuting to Oldmeldrum, Inverurie and Aberdeen.

Kirkton of Auchterless (2½ miles) is a picturesque rural community with a village hall, parish church and primary school. The market town of Turriff is only 4 miles distant from Kingsford and provides a wide range of shops, facilities and services including a supermarket, secondary education, healthcare, swimming pool and an 18 hole golf course. The town is also host to the annual Turriff Show, the largest two-day agricultural show in Scotland.

The surrounding area has a wealth of recreational options for sporting, fishing, golf, walking and trekking, including on the spectacular Banff & Buchan coastline. The north east of Scotland is also famed for its whisky and castle trails with Fyvie Castle, Delgatie Castle and Duff House all popular attractions nearby.

The City of Aberdeen can be reached in under an hour by car (rush hour excepted) and provides a theatre, two universities and shopping facilities far surpassing most other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.



Farmhouse

Kingsford Farmhouse is a substantial dwellinghouse which has been extended and renovated to provide comfortable and well proportioned 5 bedroom, 4 public room accommodation. The Farmhouse is full of character with a number of feature fireplaces, decorative coving and the impressive family room. The property is double glazed and has partial oil fired central heating. The internal layout is shown on the attached floor plan, but in summary the accommodation comprises:

Ground Floor

Kitchen/Dining Room, Laundry/Boot Room, Shower/Wet Room, Store, Dining Room/Sitting Room, Bathroom, Garden Room, Bedroom 5/Office

First Floor

Family Room, Landing/Study Area, Bedroom 1, Bedroom 2

Second Floor

Bedroom 3, Bedroom 4

Kingsford Farmhouse is set in large garden grounds which surround the property on all sides. The garden is mainly laid to lawn with mature woodland providing privacy and shelter.

A driveway to the front and side provide ample parking together with a detached double garage. A fuel store adjoins the Farmhouse to the rear.

Services

Mains Electricity, Mains Water, Private Drainage

Council Tax

Band F

Energy Performance Certificate

Band F

Home Report

Available to view at www.anestates.co.uk

Kingsford Steading

Situated to the north of the Farmhouse is a redundant range of former farm buildings including bothy and yard, occupying a footprint of around 1 acre. Full planning permission for conversion of the steading to form 3 dwellinghouses and 1 holiday let was granted in 2009 with this development confirmed commenced by Aberdeenshire Council in 2012 following road access works. Subsequently, planning permission in principle for demolition of part of the steading and erection of a dwellinghouse at Plot 3 was approved in 2018. Details can be viewed on Aberdeenshire Council's planning portal using references APP/2008/2227 and APP/2018/1134 or from the selling agents.

Land

The land included at Kingsford comprises approximately 4 acres (1.67Ha) of agricultural land split into two grass paddocks. Including the agricultural land, woodland, house grounds, steading and yard, the property extends to approximately 6 acres (2.4Ha) in total.

Entry

By agreement.

Local Authority

Aberdeenshire Council, Formartine Area Office, 29 Bridge Street, Ellon, AB41 9AA Tel: 03456 08 12 08

Note

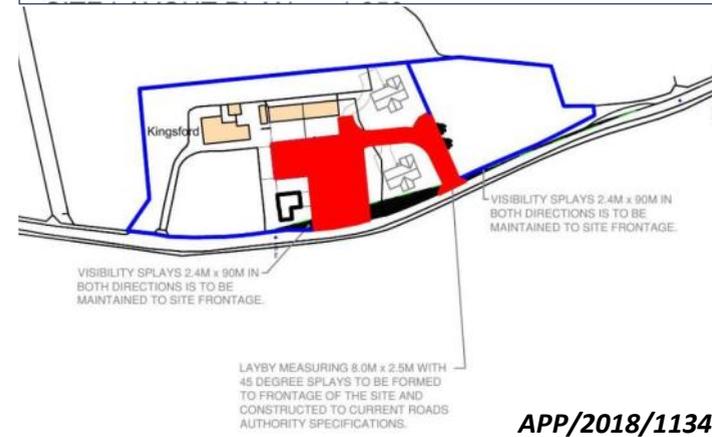
Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.



APP/2008/2227

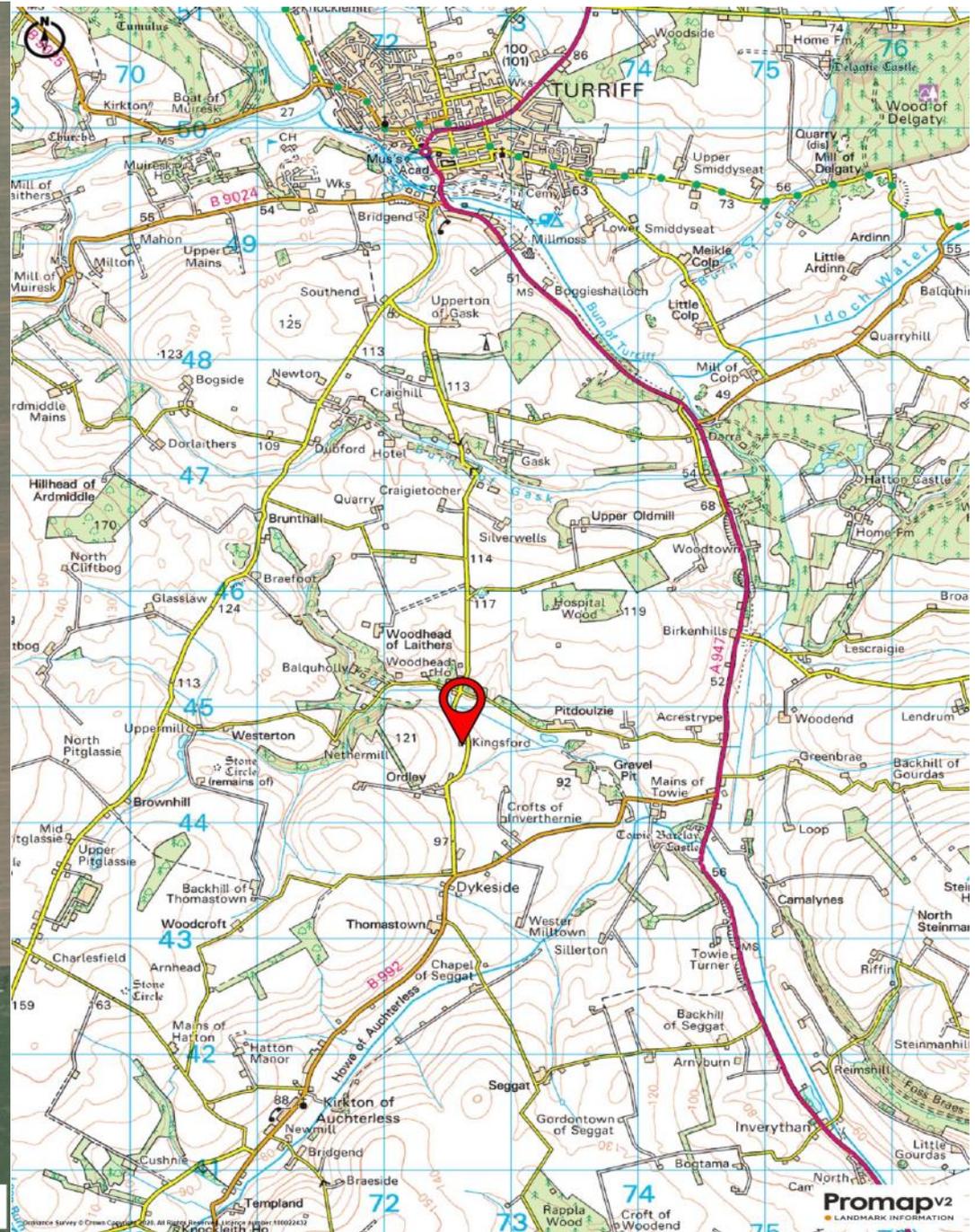


APP/2018/1134



APP/2018/1134





IMPORTANT NOTICE

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** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

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 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 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.

Lotting

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.

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.

Apportionments

All outgoing 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.

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).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, 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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