

FOR SALE

Mains of Blairmore

Glass, Huntly, Aberdeenshire, AB54 4XS



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

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Mains of Blairmore is ideal for someone looking for a rural lifestyle or business opportunity. Set in 8.59 acres, the comfortable farmhouse comprising two public rooms, three bedrooms and a large dining kitchen is ideal for family life with huge potential for the expansive modern farm buildings to be used for livestock, equine or commercial purposes.

Huntly 8.8 miles

Keith 7.6 miles

Aberdeen 46.5 miles

Available as a whole or in the following lots:

Lot 1 - Mains of Blairmore farmhouse, Bothy and land extending to 1.70 acres (0.68 ha.) EPC: F(34)

Lot 2 - Large modern farm buildings extending to 60,500 sq ft (5620 sq m) or thereby and paddocks of land extending to 6.89 acres (2.78 ha.)

Selling agents

Davidson & Robertson

Riccarton Mains

Currie

Midlothian

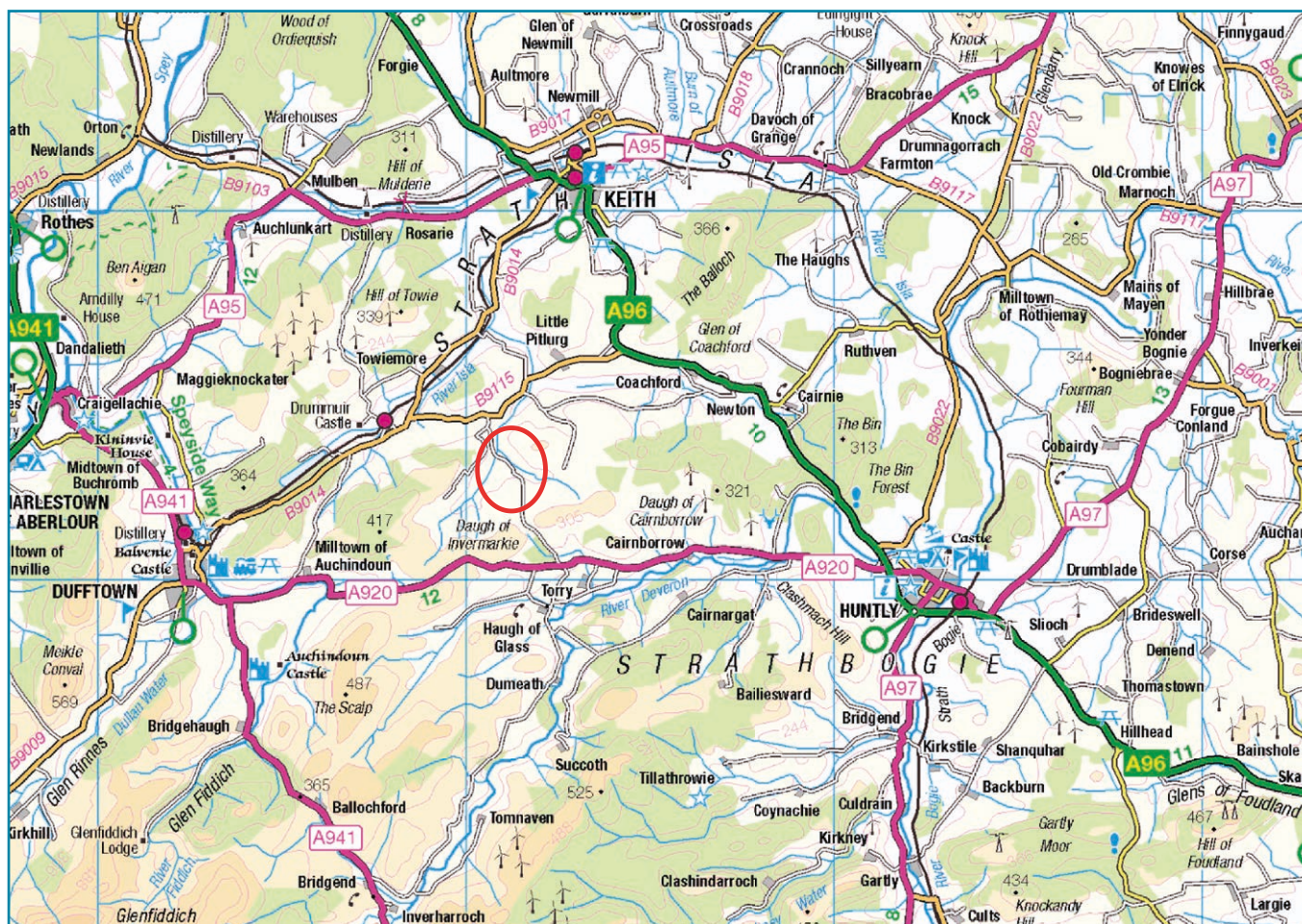
EH14 4AR

Tel: 0131 449 1155

Fax: 0131 449 5249

Email: sales@drrural.co.uk

Web: www.drrural.co.uk



Situation

Mains of Blairmore is located within a tranquil yet accessible position to the West of Huntly in the county of Aberdeenshire. The property is located between Aberdeen to the Southeast and Inverness to the Northwest.

Huntly is a historic town with a wide range of amenities including two major supermarkets, a good selection of independent shops, sporting and recreational facilities with a train station providing direct links to Aberdeen and Inverness.

Aberdeen provides all the facilities expected from a modern and prosperous city, with an excellent array of shopping and retail parks. Primary education is available at Glass and secondary education is available at Gordons School, Huntly. In addition, private schooling is available at Gordonstoun, Elgin and can also be found in Aberdeen at Robert Gordons, Albyn and St Margaret's. In addition to this Aberdeen has excellent transport links, including rail and air with Aberdeen International Airport providing regular international and domestic flights.



The agricultural sector is well served with a number of main dealers, merchants and cooperatives within the area. In addition to the livestock market at Huntly, markets are also available at Dingwall and Thainstone.

Access

Access to the farm steading and house are separate. Both sit back from the road and enjoy a private tree lined gently sloping access road.

Directions

Travelling from Huntly towards Dufftown on the A920, continue until you reach the signpost for the minor public road to Drummuir. Turn right here and continue on this road for approximately 1.9 miles and the property is located on the left-hand side along a short access road. There is a sign at the end of the road.

What 3 Words

nicer.turntable.same



Description

Mains of Blairmore is a charming unit comprising an attractive farmhouse, superb range of modern and traditional agricultural buildings and paddocks.

Mains of Blairmore is a substantial detached farmhouse of traditional stone construction under a slate roof. The property dates from the late 1800s and provides well-appointed accommodation over two storeys. The farmhouse benefits from high quality fixtures and fittings.

The agricultural buildings provide a range of opportunities for commercial or equine use, subject to the relevant planning consents. The unit has historically been run as part of a larger farming enterprise.

The land included with Mains of Blairmore extends to 8.59 acres in total with 3 acres or thereby, consisting mainly of grass paddocks. The land is fenced, and water is available.

150 acres may be available through separate negotiation to the new occupier. Initially as an SLDT (Short limited duration tenancy). Further details available on request

House

The farmhouse is of traditional stone construction under a slate roof and benefits from scenic views of the countryside across a secluded and easily maintained garden. The house is double glazed throughout with oil fired heating

Internally the property has been upgraded to a high standard with quality fixtures and fittings.

Council Tax: Band E

Accommodation comprises:

Ground Floor:

Utility room 2.54m x 2.85m

Accessed via the front porch to the east of the house, currently has white goods, sink and worktop.

Bathroom 2.26m x 1.98m

Bathroom with WC, wash hand basin with storage underneath and corner shower unit.

Kitchen/Dining room 6.34m x 5.90m

Spacious kitchen/dining room with a large range of fitted floor and wall units along with a central island / breakfast bar. The kitchen benefits from an oil-fired Aga.

Dining Room 4.20m x 3.93m

Currently used as a farm office.

Living Room 4.42m x 5.93m

A light well sized room benefiting from an ornamental fireplace.

Conservatory 4.89m x 4.16m

A glass surrounded conservatory with a traditional slate roof. Creating a light space. Views to the garden and surrounding countryside.

First Floor:

Master Bedroom 4.48m x 5.94m

Spacious carpeted double bedroom with dual aspect windows. Four poster bed built into the room along with high quality fitted wardrobes and units.

Bedroom 2 4.48m x 5.94m

Spacious carpeted double bedroom with dual aspect windows. High quality fitted wardrobes.

Bedroom 3 4.13m x 5.53m

Double bedroom with high quality fitted wardrobes, Single aspect window.

Bathroom 3.13m x 4.47m

Large family bathroom with built in storage space. Wash hand basin with storage below. Large, fitted bath and standalone shower cubicle. Single aspect window with wooden cladding on the walls.

Externally

The house at Mains of Blairmore benefits from ample parking to the rear of the property. To the front of the property lies a spacious garden laid to lawn with mature broadleaves throughout. To the immediate rear of the property lies a washing green which is laid to lawn.

A Home Report is available on request.



Steading

Mains of Blairmore consists of a useful range of modern and traditional buildings. The traditional L shaped range and infill court lies on the Eastern edge of the steading, adjacent on the western edge of the infill sits a modern cattle court with a central feed pass. On the western boundary of the steading lies the silage pit, split into two the building is currently used for storing grain and machinery in one bay and silage in the other. To the North is a large cattle court and outdoor cattle handling facilities. On the southern boundary of the steading sits a lambing shed built in circa 2014. The large yard space is a mixture of tar plainings and concrete. The buildings and yard are suitable for large, modern agricultural machinery.

1) Lambing shed 36.5m x 12.1m

Steel portal frame over a concrete floor, lower walls consisting of shuttered concrete on three sides with box profile sheeting from half height to eaves height. The Northern wall is box profile sheeting to full height. The roof is constructed from fibre cement sheets. Access is gained via sliding doors on the north, east, west sides. Internally the building has a forward feed pass. The building holds approximately 250 ewes.

2) Traditional L shaped range

Traditional stonework with a concrete floor, light steel frame with a fibre cement sheet roof. The L shaped steading is used for general storage.

3) Infill court 26.5m x 13.10m

Steel portal frame over a concrete floor, concrete block walls from ground to eaves height with a fibre cement sheet roof. Currently used as a workshop.

4) Cattle courts 2 x 36.5m x 15.2m

Steel portal frame over a concrete floor. Shuttered concrete from ground to half height, box profile sheeting from half height to eaves height. The roof is constructed from fibre cement sheets. The building was erected in 2021 and holds approx. 90 cows and calves.

Access can be gained from both the north and south ends via large sliding doors. There is a 6m wide centre feed pass at ground level between the two sheds. The feed pass benefits from locking head yolks

5) General purpose store 30.4m x 13.7m

Steel portal frame over a concrete floor. Shuttered concrete from ground to half height, box profile sheeting from half height to eaves height. The roof is constructed from fibre cement sheets. Access is gained from the north with a concrete apron to the front of the building.

Additionally, there is a lean-to on the eastern side of the GP shed. The lean-to extends to 30.4m x 4.5m. Similar construction steel portal frame with a mono pitch fibre cement sheet roof.

6) Silage Pit 30.4m x 24.3m

Steel portal frame over a concrete floor. Reinforced shuttered concrete walls from ground to half height, box profile sheeting from half height to eaves height. The roof is constructed of fibre cement sheets. The pit is filled from the northern end. A concrete yard lies to the front of the building. The silage pit was erected circa 2012. The building is split with an internal dividing wall. Associated effluent storage tank is present. The pit holds around 2500t.

7) Cattle court 73.1m x 30.4m

Steel portal frame over a concrete floor. Shuttered concrete from ground to half height with box profile sheeting from half height to eaves height. The roof is constructed of fibre cement sheets. Access is gained from the east and west sides. The building holds approx. 140 cows and calves. Ground level centre feed pass with locking head yolks. Concrete yard on the western access.

Land

The land included with Mains of Blairmore extends to 8.59 acres or thereby. The James Hutton Institute for soil research has classified the land as class 3(2). The paddocks either side of the farm road face south with the paddock to the east of the steading having an easterly aspect. The land lies between 220m and 230m above sea level.

Bothy

Traditional stone under a slate roof. Used for storage and housing of a froling boiler which provides hot water and heating for the house. Used as general store and stick storage for a froling boiler.

Lot 1

Two public rooms, dining kitchen, & 3 bedroomed stone & slate farmhouse, bothy & 1.70 acres or thereby. A fence will be erected between points A and B.

Lot 2

Large modern farm buildings extending to 60,500 sq ft (5620 sq m) or thereby and paddocks of land extending to 6.89 acres (2.78 ha.)

Basic Payment Scheme (BPS) & IACS

Entitlements are available if required.

Development

Potential for development of the steading for alternative use as commercial or equine use is considered possible with relevant consents.





Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Private water supply

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Local Authority

Aberdeenshire Council
 Woodhill House
 Westburn Road
 Aberdeen
 AB16 5GB



Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds 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 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.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Stewart and Watson
59 High Street
Turriff
AB53 4EL

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant 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.



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.



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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