

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

**FOR SALE**

**Backhill of Culbirnie**

Banff, Aberdeenshire, AB45 3AS

# Backhill of Culbirnie

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Banff – 5 miles

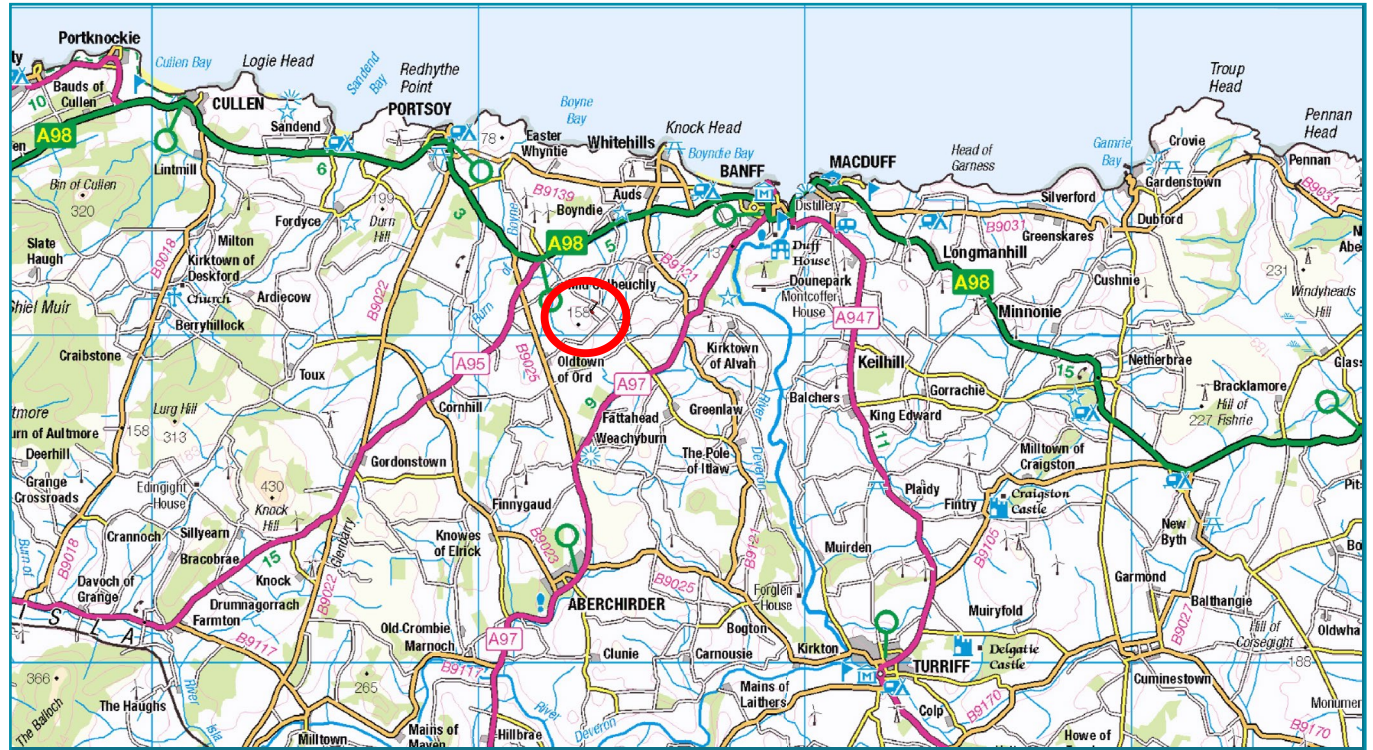
Portsoy – 4.8 miles

Huntly – 18.7 miles

Aberdeen – 45 miles

Available as a whole.

EPC – F(33)



### Situation

Backhill of Culbirnie is situated about 5 miles from the coastal town of Banff on the Moray Coast. The city of Aberdeen is located 45 miles to the south of the property.

Backhill of Culbirnie lies 1.7 miles from the A97 which affords good access to Banff and Huntly. The A96 runs through Huntly and in turn allows good access to both Aberdeen and Inverness.

The nearest train station is located at Huntly where mainline services are available. Aberdeen International Airport provides a range of international and domestic flights.

Banff has an array of independent shops and supermarkets, leisure businesses, two golf courses and community facilities. Locally there are several excellent places to dine both near Banff and the wider area. In addition to this there is the Museum of Banff, the oldest museum in Scotland North of Perth. Nearby is Duff house which is one of Scotland's finest

classical houses designed by William Adam in 1740. In addition to this there are a number of noted local attractions such as the renowned Spotty bag shop and Macduff Aquarium.

Primary and secondary education is available within Banff, in addition private schooling is available at Gordonstoun, Elgin and can also be found in Aberdeen at Robert Gordons, Albyn and St Margarets. University education can be found in Aberdeen which hosts two universities and two colleges.

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

### Access

Access to Backhill of Culbirnie is taken via the A97 and an unclassified road. Direct access to the property is taken via a tarmacked farm road.

## Selling agents

### Davidson & Robertson

Davidson & Robertson  
1 Rubislaw Place  
Aberdeen  
AB10 1XN

Tel: 01224 933 800  
Email: sales@drrural.co.uk  
Web: www.drrural.co.uk



### Directions

From Banff, follow the A97 South for 4.2 miles until you reach a crossroads. Take the right-hand turn which is sign posted for Hilton.

Follow this road for 1.7 miles. You will pass through the small hamlet of Hilton. Continue for 400m and take a left onto a farm road, there is a sign at the bottom of the road. Follow this road for 200m and the property is on the left.

### What.3.words

unstated.coins.examiner

### Description

Backhill of Culbirnie is a small equine unit set in an attractive rural setting with views over the Moray Coast. The house is a traditional Aberdeenshire farmhouse along with a traditional steading and Dutch barn. The traditional steading has been set up and equipped as a horse livery and has been run as a livery business by the vendor and is available to be taken on as a going concern.

Backhill of Culbirnie would appeal to those looking for an equine property to either grow a business or enjoy for their own use. The property benefits from 15 looseboxes which have access to individual grazing paddocks and a sand school.



The arena at Backhill of Culbirnie is an asset to any equine operation. The all-weather arena extends to 25m x 50m and is laid with silica sand. The arena is well fenced with post and timber rails and benefits from being flood lit and well drained.

### Steeding

Backhill of Culbirnie consists of a useful range of traditional buildings which lend themselves to equestrian use. The traditional range has benefitted from an Infill court and extensions in the past.

On the southern edge of the steading lies a Dutch barn which is used for hay and straw storage. The steading benefitted from a complete rewire in 2021. The yard is generally concrete with the area between the steading and Dutch barn being hard standing.

#### 1) Stable Block 23.5m x 4.8m

A timber framed roof with a concrete floor and breeze block walls. The roof is clad with single skin metal sheets. Internally the building has been sub divided into loose boxes.

#### 2) Stable Block 18m x 5.3m

A timber framed roof with a concrete floor and traditional stone walls. The roof is clad with fibre cement sheets. Internally the building has been sub divided into loose boxes.

#### 3) Stable Block 25m x 7.50m

A timber framed roof with concrete floor and traditional stone walls. The roof is clad with traditional slate with sky lights. The building has been sub divided into loose boxes.

#### 4) Infill Court 16.4m x 15m

Light steel frame with a concrete floor and traditional stone walls. The roof is clad with fibre cement sheets.

#### 5) Tack Room 21.3m x 5m

A timber framed building with a concrete floor and traditional stone walls. The roof is constructed from traditional slate. The building has been adapted to be used as a tack room but in a previous life was used as grain storage.

#### 6) Feed Shed 9.2m x 5.2m

Light steel frame with a concrete floor and concrete breeze block walls. The roof is clad with fibre cement sheets.

#### 7) Cattle Court 18.6m x 13.9m

Light steel frame with a concrete floor and breeze block

walls. The roof is clad with fibre cement sheets.

#### 8) Store 18.6m x 7.1m

Light steel frame with a concrete floor and breeze block walls. The roof is clad with fibre cement sheets.

#### 9) Wood store 9.0m x 8.0m

Light steel frame with a concrete floor and breeze block walls. The roof is clad with fibre cement sheets.

#### 10) Dutch Barn 25m x 15m

Steel portal frame with earth floor. The roof is clad with fibre cement sheets.

#### 11) WC Container 6m x 3m

Steel container housing gents and ladies WC.

### Land

The land included with Backhill of Culbirnie extends to 12 acres or thereby. The James Hutton Institute for soil research has classified the land as 3(2). The land is gently North facing, free draining and lies between 85m and 100m above sea level.

Backhill of Culbirnie is a good growing unit which has consistently delivered good yields of grass for cutting or grazing. The 12 acre field to the front of the property is split with electric fence to accommodate individual paddocks for liveries with water to each paddock.

### House

The house is of traditional stone construction under a slate roof. The house benefits from a secluded and easily maintained garden which benefits from scenic views over the Moray coastline. The house is double glazed throughout with full oil central heating.

Council Tax: Band D

Accommodation Comprises:

#### Ground Floor:

#### Living room:

A dual aspect, naturally well-lit room with a log burner and carpeted floor.





**Kitchen:**

Large kitchen with a range of fitted floor and wall mounted units. The kitchen benefits from a floor mounted breakfast bar and dual aspect creating a naturally well-lit room.

**Dining Room:**

Naturally well lit, dual aspect room affording views south over the garden and surrounding countryside.

**Bathroom:**

Fitted three-piece suite with shower cubicle.

**Utility Room:**

Space for white goods with part lino part carpet floor.

**First Floor:**

**Bedroom 1:**

Double bedroom with carpeted floor and dual aspect, creating a naturally light space with views over the Moray coast.

**Bedroom 2:**

Double bedroom with fitted wardrobes and carpeted floor at the front of the house affording views over the Moray coast.

**Bedroom 3:**

Double bedroom with carpeted floor at the centre of the house with velux window.

**Bedroom 4:**

Double bedroom to the rear of the house with velux window. Currently being used as an office space.

**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.

**Home Report**

Available on request.

**Local Authority**

Aberdeenshire Council  
Town House  
34 Low Street  
Banff  
AB41 1AY



**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 misstatement 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**

Brown and McRae  
10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS

**Date of Entry**

By mutual agreement.

**Important Notes**

**Closing Dates**

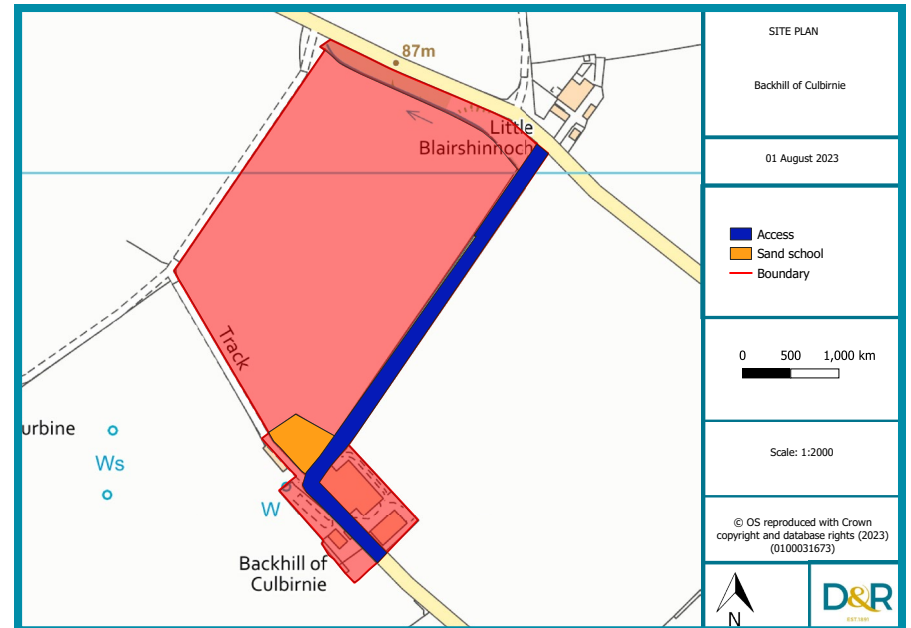
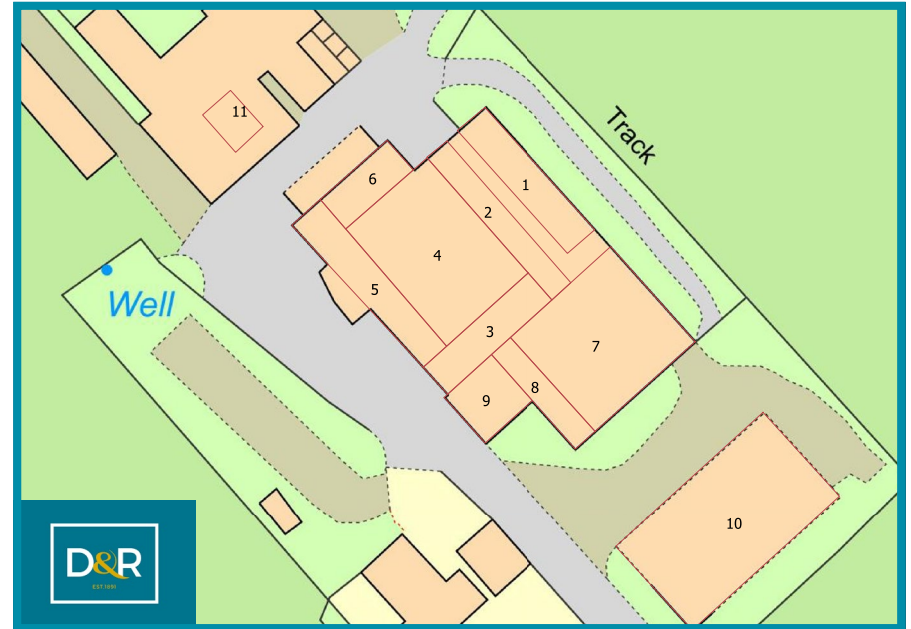
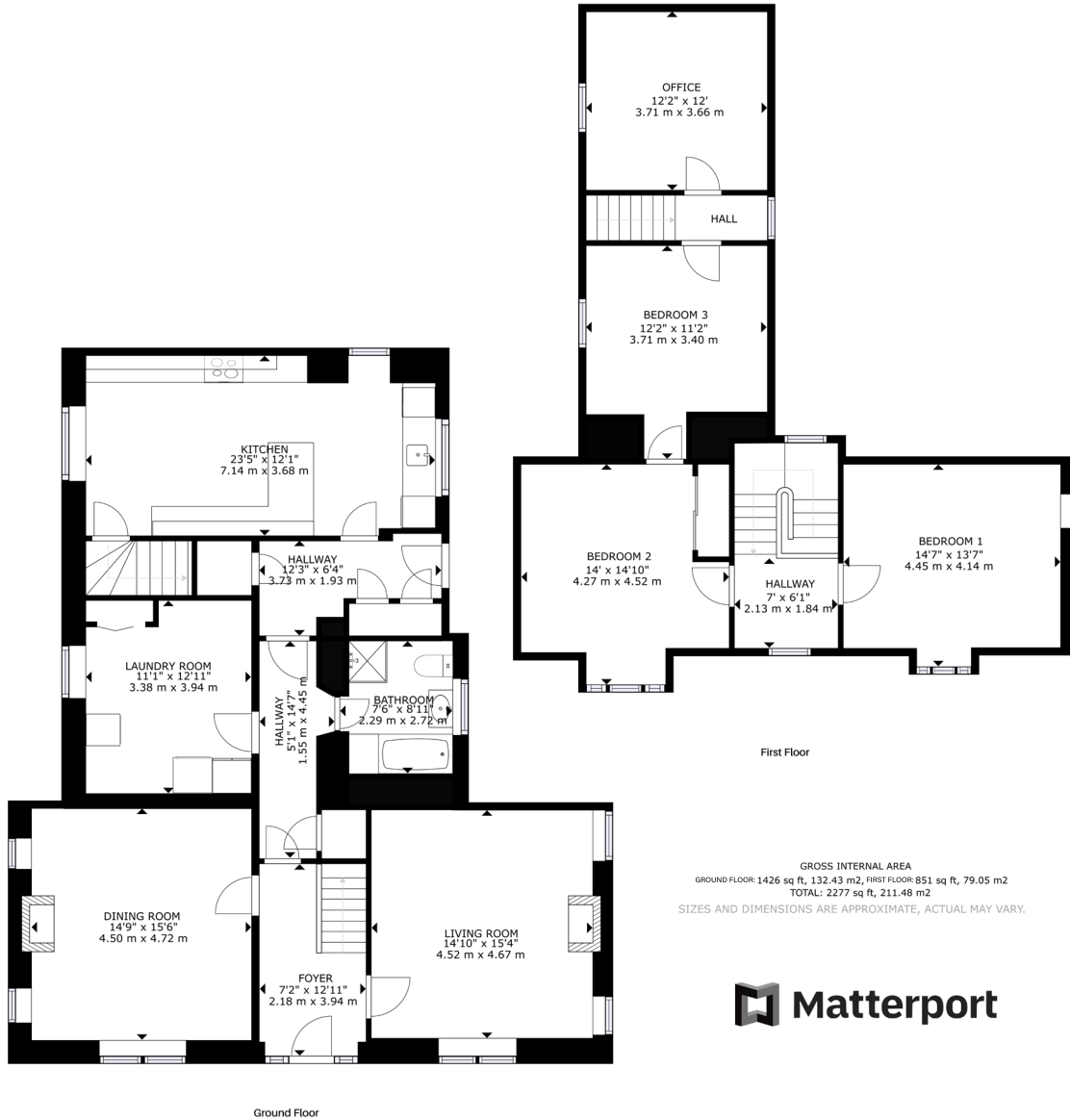
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing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