

An aerial photograph of a rural landscape. The foreground is dominated by large, vibrant green fields. A paved road runs horizontally across the lower third of the image. In the middle ground, there's a small farmstead with several buildings, including a large barn and a house, surrounded by trees. To the left of the farm, there's a small pond. The background shows more fields, some with yellow crops, and a distant coastline with the sea under a clear blue sky.

**FOR SALE**

**Upper Killyquharn**

New Aberdour, Fraserburgh, AB43 7LP

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# Upper Killyquharn

New Aberdour, Fraserburgh,  
AB43 7LP

A unique opportunity to acquire a complete equine yard/small holding in an elevated position with views to the north coast of Aberdeenshire. Upper Killyquharn extends to approximately 35.01 acres (14.17 Hectares), benefitting from a range of traditional and modern buildings, modern equine facilities and a three-bedroom farmhouse.

- Rare opportunity to purchase a nicely positioned model farm which sits comfortably in the middle of its own land.
- Privately positioned away from near neighbours and the public highway.
- Excellent scope for diversification.

Available as a whole.

New Aberdour – 1 mile  
Fraserburgh – 8.5 miles  
Aberdeen – 40 miles  
Elgin – 54 miles

## Selling agents

### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: sales@drrural.co.uk  
Web: www.drrural.co.uk



## Situation

Upper Killyquharn is situated on the North Coast of Aberdeenshire providing far reaching views over the spectacular coastline and surrounding Banff and Buchan countryside.

Locally there are a number of historic fishing villages such as Crovie, Pennan, Gardenstown and Sandhaven. Fraserburgh lies 8.5 miles Northeast of Upper Killyquharn and hosts a range of shops, supermarkets, leisure centre and a golf club. Primary, secondary and tertiary education can all be found within Fraserburgh.

Upper Killyquharn is only 8 miles away from the A90 which affords quick access southeast to Aberdeen. Mainline rail services which include the Caledonian sleeper to London and an international airport are located in Aberdeen along with two universities, private schooling and extensive shopping facilities.

The area is well served by a number of main agricultural dealers, merchants and cooperatives. There are Livestock markets available at Huntly, Thainstone and Dingwall. Turriff is nearby and plays host to the largest 2-day agricultural show in Scotland attracting circa 24,000 people each year.

There are lots of opportunities for local hacking and riding routes. There is a bridleway which is accessible from the farmland or from within 100 metres of the farm entrance.

## Directions

From Fraserburgh follow the A98 Southwest for approximately 6.5 miles. Turn right at the Strichen/New Aberdour crossroads which are sign posted for New Aberdour. Follow this road for 1.25 miles, Upper Killyquharn is located on the right-hand side

Access is taken from the New Aberdour to Strichen road. Direct access to the property is gained by a concrete road.





### What3words:

Entrance to Farm – reference.dramatic.scripced  
Middle of land – tinsel.layered.stalemate

### Description

#### House

The traditional farmhouse is of stone construction which has been externally rendered and whitewashed under a pitched slate roof with a flat roofed single storey extension to the front of the house and another to the rear of the house.

The farmhouse is comfortable with a southern outlook creating well-lit and spacious rooms. The house is double glazed throughout with the central heating and hot water provided by an oil-fired boiler.

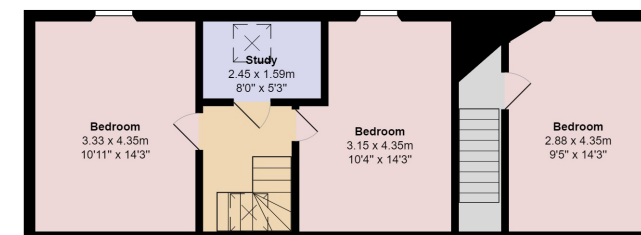
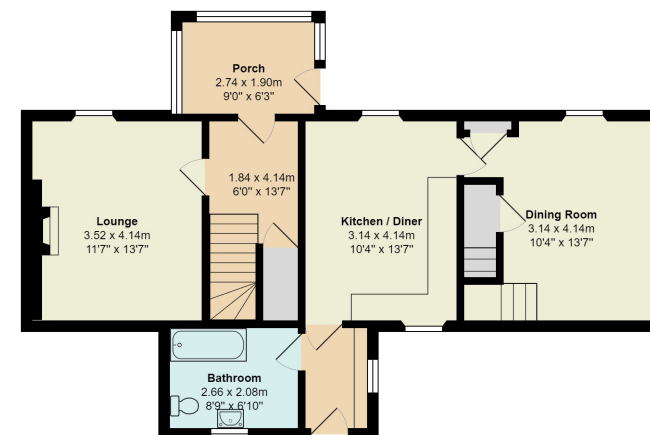
The accommodation briefly consists of a Kitchen, a Dining room, a Sitting room, a bathroom, and front and rear porches on the ground floor. There are two double bedrooms and a box room/study at the top of the main staircase. A third double bedroom can be found up a separate staircase from the dining room.

#### Externally

The farmhouse is approached by a private driveway and benefits from ample parking to the rear of the house. The house is surrounded by a large, gravelled band providing a lovely outdoor seating area between the house and the garden. The enclosed garden provides an opportunity for a re-design. There is a row of mature trees along the bottom of the garden which offers shelter and privacy for the property.



Upper Killy Quharn





## Land

The land extends to approximately 35.01 acres (14.17 Hectares) of mainly grade 3.2 land as classified by the James Hutton Institutes Land Capability for Agriculture Classifications. Grade 3.2 is described as Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.

There is an area of low ground below the house which would lend itself to the creation of a pond and would provide opportunities for wetland habitat management. The farm has previously carried a pedigree Aberdeen Angus herd and a pedigree sheep flock and has also been successfully utilised as a livery yard. There is plenty of scope and tremendous opportunity to increase the equestrian facilities. The horse paddocks all have permanent electric fencing supplied by two mains fencing units.

The land is IACS registered and is split into nine fields which are all fenced and supplied with water. The land produces good crops of grass for hay production. In recent years the land has been operated on an organic basis.

Field ID	Land Parcel ID	Area (Hectares)	Area (Acres)	Region
1	NJ/89256/62263	2.57	6.35	1
2	NJ/90265/62422	2.32	5.73	1
3	NJ/89338/62375	0.15	0.37	1
4	NJ/89410/62297	0.27	0.67	1
5	NJ/89414/62212	0.64	1.58	1
6	NJ/89437/62212	1.80	4.45	1
7	NJ/89470/62489	2.08	5.14	1
8	NJ/89506/62381	3.07	7.59	1
9	NJ/89533/62283	0.67	1.66	1
	Steading/Roads	0.60	1.48	N/A
	<b>Total Area</b>	<b>14.17</b>	<b>35.01</b>	

## Buildings

Upper Killyquharn benefits from a useful range of modern and traditional buildings located centrally within the holding. All the buildings have been re-wired in recent years and are all protected by modern RCD boards with trip switches. All the internal strip lights and external flood lights have been replaced with modern LED lights. There is also a water supply in each building.

### Traditional steading and infill

A traditional U-shaped steading. Stone-built building with slate roof and concrete floor. The infill courtyard is under a corrugated roof with concrete block frontage. These buildings provide stabling for horses and general-purpose storage.

### Dutch Barn

A haybarn, with an apex roof, clad on the sides and roof with box profile steel sheeting. The building has an earth floor.





### Cattle Court

A steel portal framed building over a concrete floor, fibre cement sheet roof and breeze block walls. The building has been sub-divided into a cattle court and storage area with access doors in either gable end. The building has a water, supply, an electricity supply and a concrete floor. The building provides excellent livestock accommodation and storage space.

### Indoor Arena and stables

A steel portal framed building with a fibre cement sheet roof and Yorkshire boarding from eaves to half height. From half height to floor level the walls are constructed from breeze blocks. The building features four loose box stables and an 18m x 18m riding arena with woodchip surface. There is a central walkway/feedstore between the loose boxes and a large side door to the arena.



### Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is central heating and hot water provided by oil fired boiler.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries. It is the responsibility of prospective purchasers to ensure that a compliant system is in place at their own cost as per legislation.

### Council Tax

This property is in the Council Tax Band D.

### Fixtures & Fittings

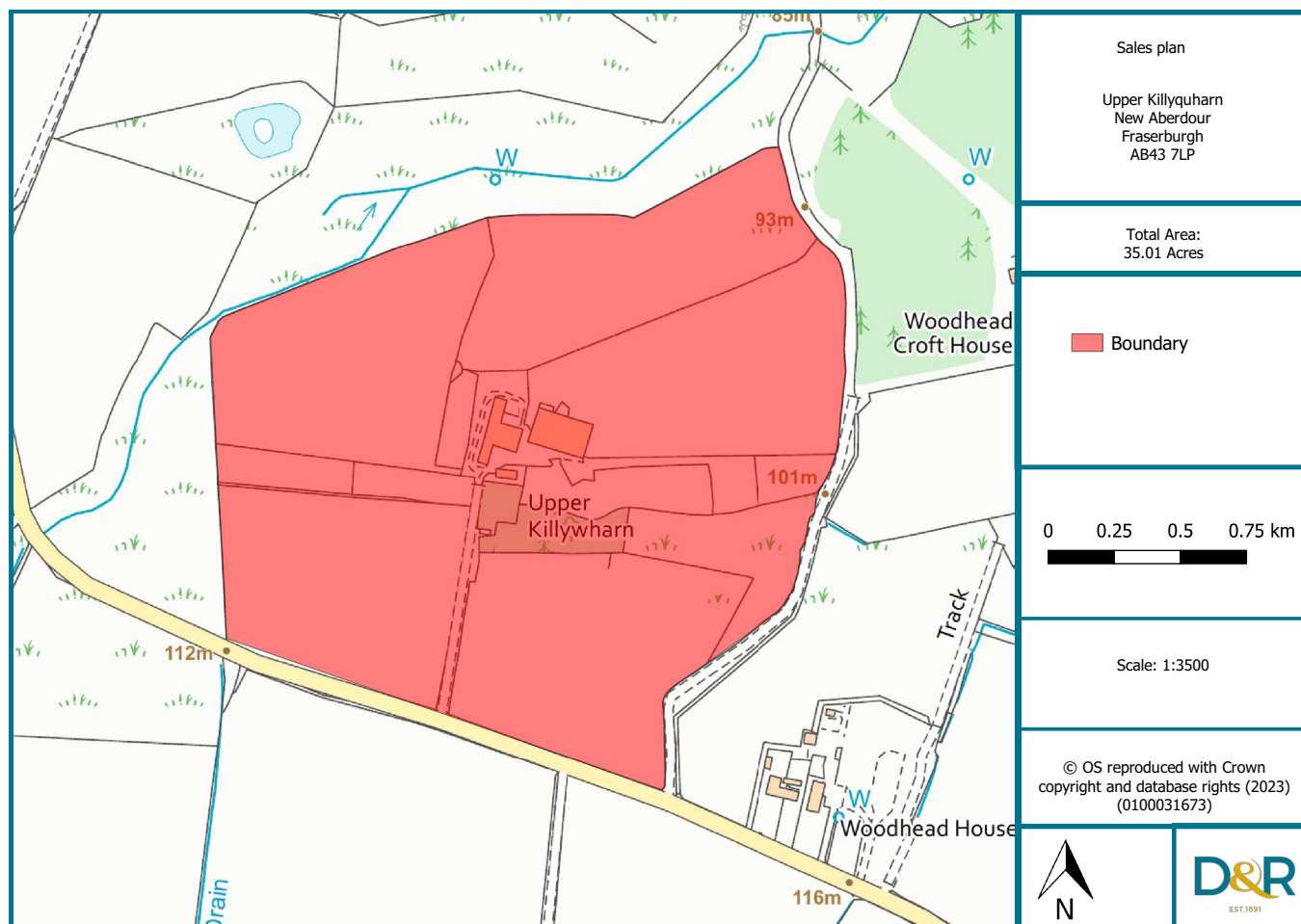
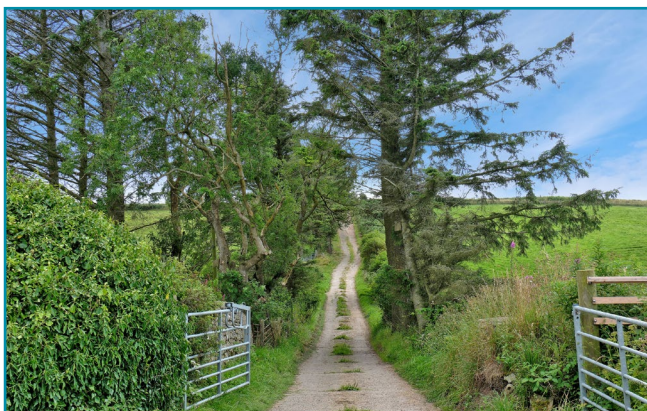
All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

### Energy Performance Certificate Rating

The EPC rating has been assessed as Band E39. For full copies of the EPC information and copies of the reports please contact the Selling Agent.







#### Basic Payment Scheme (BPS) & IACS

The Basic Payment Entitlements will be made available to the incoming occupier. The 2024 BPS claim for Upper Killyquharn has been submitted and any payment will rest with the vendors for the 2024 payment year. The most recent payment was £2,756.

The farm code is 66/025/0145 and the owners have sufficient Region 1 entitlements to cover all of the land.

#### Planning

Prospective purchasers should make their own investigations into any planning matters and building consents and seek relevant professional advice.

#### 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.

#### 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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

#### Solicitor

Stewart and Watson  
59 High Street  
Turrieff  
Aberdeenshire  
AB53 4AD

#### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

#### Date of Entry

By mutual agreement.

#### 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.

#### Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

#### 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.

#### Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

#### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an

admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
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6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs taken – August 2024

Particulars Prepared – September 2024





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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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