

**MID ASHALLOCH**  
CORSE, HUNTLY



# MID ASHALLOCH, CORSE, HUNTLY, AB54 6ET

## A PRODUCTIVE LIFESTYLE FARM IN A SOUGHT AFTER AREA

Huntly 7 miles. ■ Inverurie 19 miles. ■ Aberdeen 35 miles.

### FOR SALE AS A WHOLE

- Mid Ashalloch Farmhouse
- A traditional steading adjacent
- 38.05 acres (15.40 hectares) of productive farm land



**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket



**LOCATION**

Mid Ashalloch is situated 7 miles east of Huntly and 19 miles north west of Inverurie in the county of Aberdeenshire.

**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 the A96 at Hill of Scares take the unclassified road signposted Ythanwells. Follow this road for 3 miles turning left where signposted Corse, turning right at Corse School. Thereafter, turn immediately right signposted Roundhome, with Mid Ashalloch being found on the left-hand side.

**SITUATION**

Mid Ashalloch is situated 7 miles east of Huntly in the county of Aberdeenshire and lies in an idyllic setting. The land is currently in grass and has excellent potential to grown a wide variety of crops. Being in the heart of well-known agricultural area, Mid Ashalloch is well resourced in terms of agricultural infrastructure, being well served by a number of grain merchants, agricultural suppliers and machinery dealers, in addition to the Machinery Ring.

Primary schooling can be found at Drumblade (2 miles) with Secondary Schooling being at Huntly which is the nearest town. There are a wide range of shops in the town including specialist butchers in addition to two supermarkets. Salmon and trout fishing are available in the rivers Deveron and Bogie, in addition to which there are ample opportunities for hillwalking, mountain biking and Nordic skiing nearby. The town also boasts a Golf Club and is home to Huntly FC which plays in the Highland League. Huntly also has a train station which offers connections to Inverness, Aberdeen and further afield. A more extensive range of shopping outlets can be found at Inverurie including most of the well know high street brands and supermarkets in addition to specialist shops.



Aberdeen is some 35 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.

**DESCRIPTION**

Mid Ashalloch sits between 160 metres and 175 metres above sea level. The land is generally south facing with high productive capacity being classified as Grade 3(2) by the James Hutton Institute. The land is registered with SGRPID for IACS purposes.

**The Farmhouse**

The farmhouse: 101.7sq.m internally, of traditional stone built construction under a slate roof with a block wall and slate roof extension. The property has double glazed windows throughout and oil-fired central heating.

Accommodation as follows: Ground Floor: Kitchen/Diner, Sitting room, Bedroom 4, Study/Bedroom 3, bathroom, shower room, conservatory, pantry. Integrated garage which is currently used as a utility room.  
First Floor: 2 x Double bedrooms.

The large quality kitchen benefits from a Raeburn range cooker and new fitted units. A large woodburning stove takes centre stage in the living room.

The garden ground is generous and is stocked with mature trees and an abundance of plants which are beautifully tended to by the present owners and offer an outdoor haven.

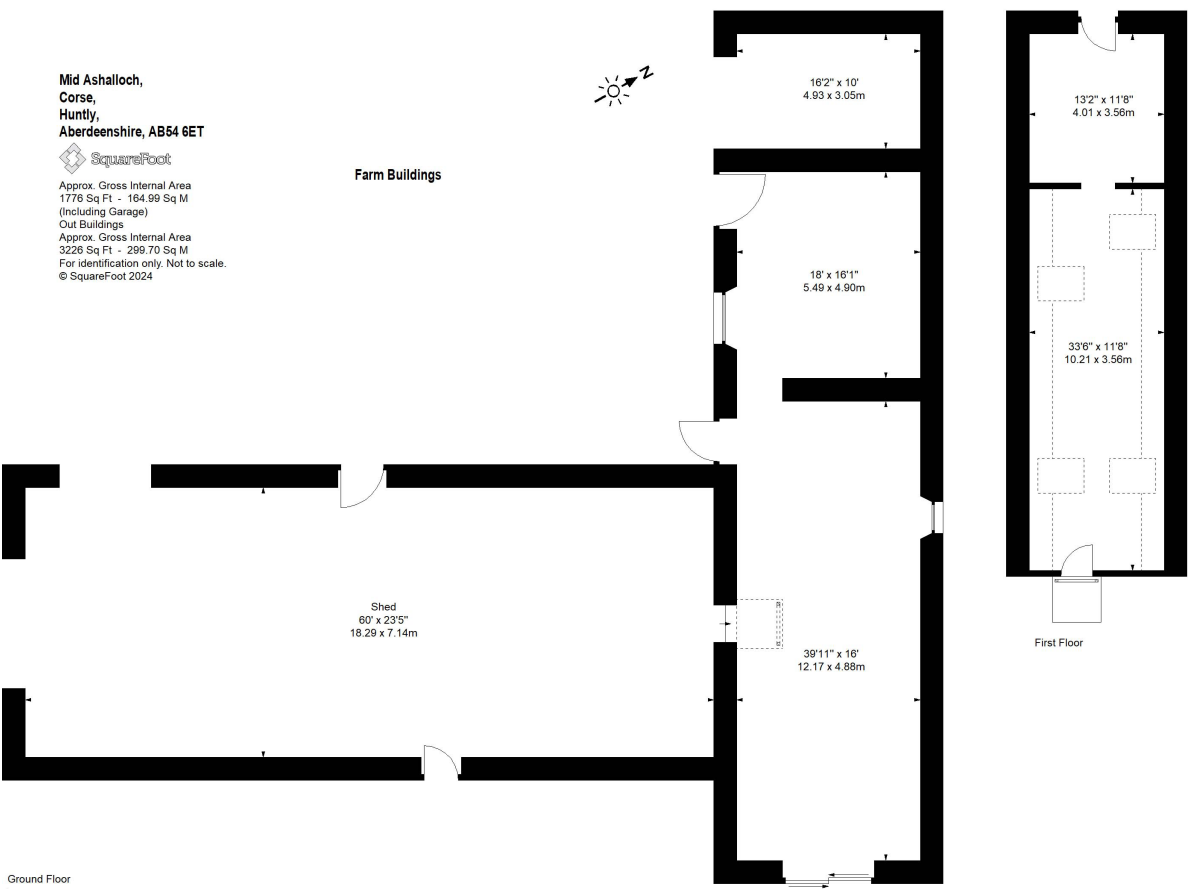
EPC rating F  
Council Tax Band D

Mid Ashalloch,  
Corse,  
Huntly,  
Aberdeenshire, AB54 6ET

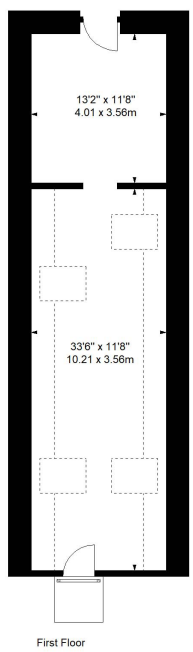


Approx. Gross Internal Area  
1778 Sq Ft - 164.99 Sq M  
(Including Garage)  
Out Buildings  
Approx. Gross Internal Area  
3228 Sq Ft - 299.70 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024

Farm Buildings

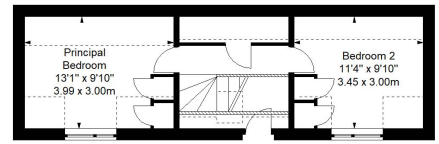


Ground Floor

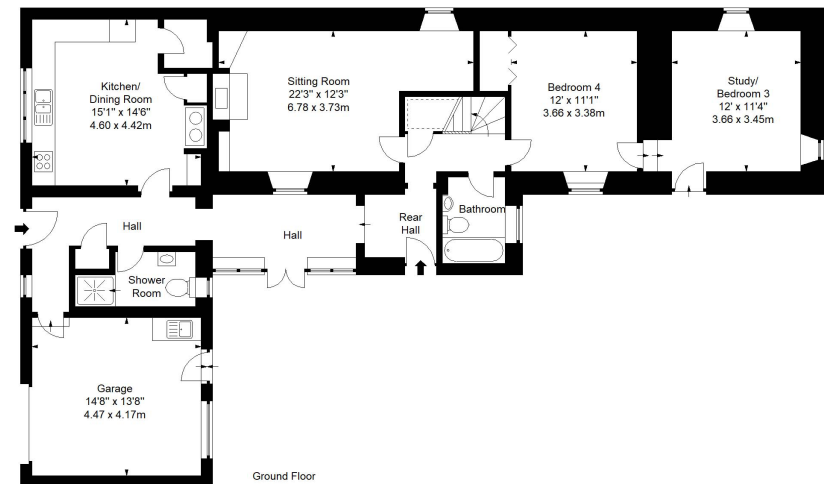


First Floor

Farmhouse



First Floor



Ground Floor

### Farm Buildings

The farm buildings comprise a traditional L-shaped structure, being stone built under a slate roof, measuring 430sq.m internally. In addition there is a loft which is timber lined.

### Land

The land comprises 38.05 acres (15.40 hectares) in 4 fields. According to the James Hutton Institute the land is classified as Grade 3(2). The fencing is stockproof with the exception of the boundary between 1 & 2 and the land was re-fenced in 2022. The land lies in a contiguous block.

### GENERAL INFORMATION

#### LOCAL AUTHORITY

Aberdeenshire Council, Huntly, Aberdeenshire. Telephone 0345 608 1208.

#### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 074/0095.

#### METHOD OF SALE

For sale as a Whole.

#### BASIC PAYMENT SCHEME (BPS)

The land is registered and the majority is eligible for claiming Basic Payments.

#### 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.

#### 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.

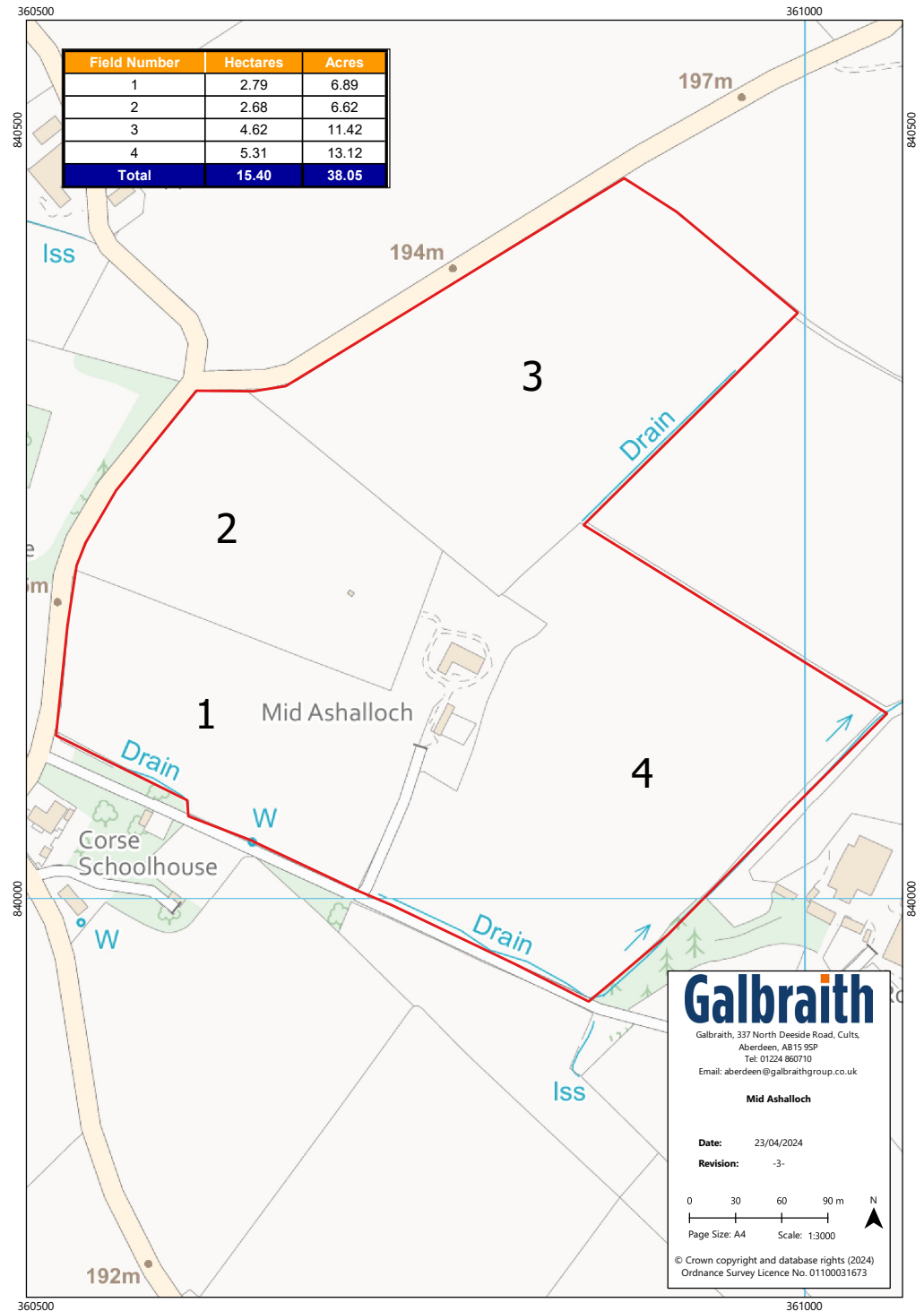
#### INGOING VALUATION

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 or 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](mailto: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

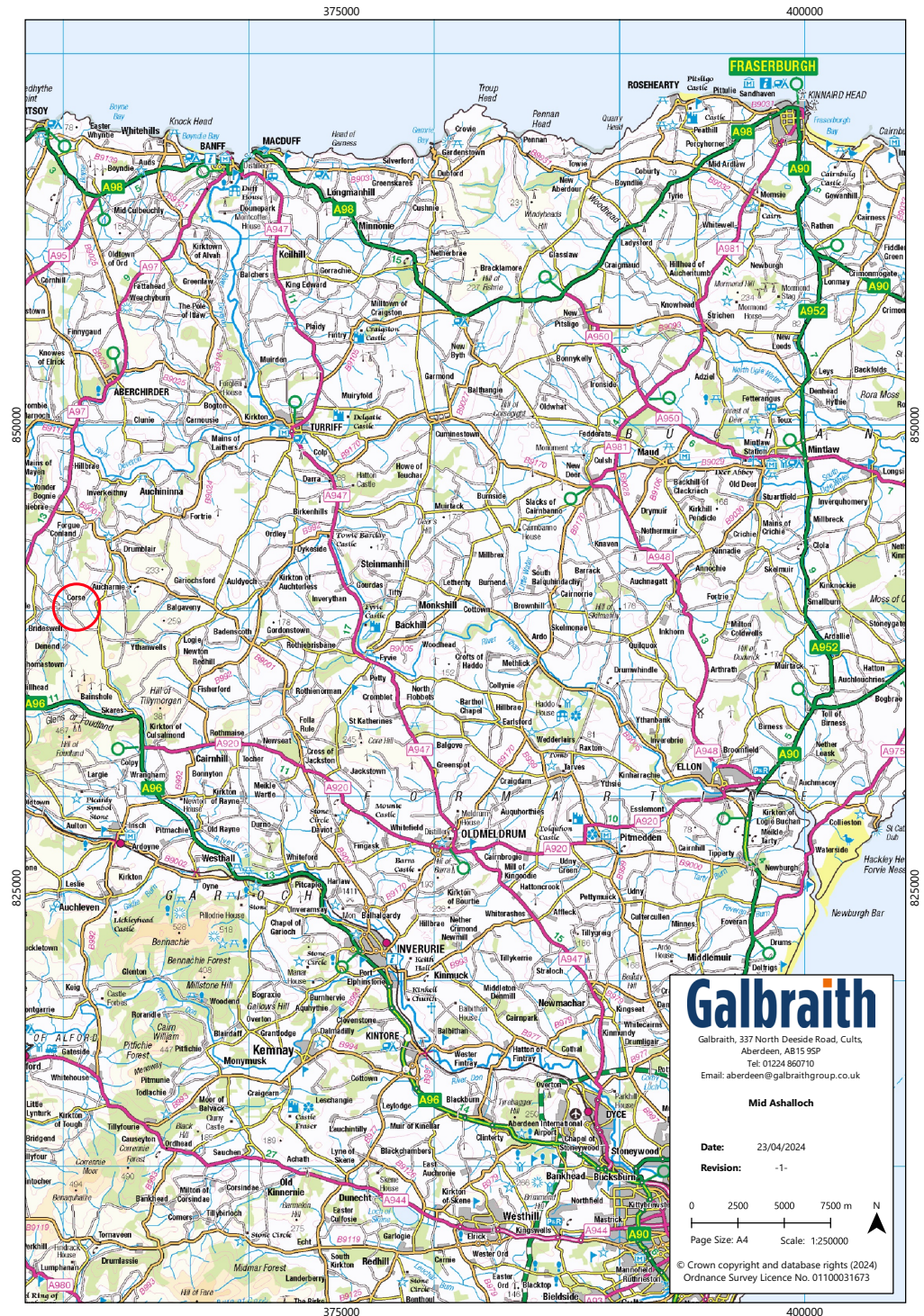
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is also sold subject to the rights of public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

## ACCESS

Mid Ashalloch is accessed directly off the public road network.

## SERVICES

Mid Ashalloch benefits from mains electricity and private water and drainage.



### IMPORTANT NOTES

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor guarantee the working order of services and appliances.

These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. Particulars were prepared and photographs taken in April 2024





**Galbraith**



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