

STRALOCH HOUSE ESTATE

NEWMACHAR, ABERDEEN, ABERDEENSHIRE



Galbraith



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Aberdeen Airport 5 miles Aberdeen City 10 miles

Beautiful country house with around 240 acres, walled garden & private chapel.

Secluded & private location, 10 minutes from Aberdeen Airport.

240 acres (97.13 hectares)

- 'A' Listed Country House
- 3 public. 15 Bedrooms. Billiard Room & Gym
 - East & West wing accommodation
 - Outbuildings & Private Chapel
- Walled garden with waterfall & lochan
 - Around 240 acres in total.

Available as a whole or in 3 lots.

Galbraith

337 North Deeside Road
Cults, Aberdeen, AB15 9SN

Tel: 01224 860710
aberdeen@galbraithgroup.com
galbraithgroup.com





SITUATION

Straloch House Estate is located North-West of Aberdeen and enjoys a highly private and sheltered position surrounded by its own expansive parkland and well established woodland, yet is only 5 miles from Aberdeen International Airport, creating a perfect balance.

The closest village of Newmacher is only 2.4 miles away and provides excellent day-to-day amenities including shops, chemist, sport centre, library, post office and thriving community with numerous clubs and societies. Schooling is provided at Newmacher Primary School whilst secondary education is catered for at Dyce Academy.

Lying approximately 10 miles to the South-East is the city of Aberdeen which offers endless art, culture and events including His Majesty's Theatre and the recently re-opened Aberdeen Art Gallery, which has undergone a once-in-a-life-time £30m transformation. There are restaurants, bars, coffee shops and major national retailers together with a railway and bus station. Private education is available in Aberdeen at Robert Gordon's College, St. Margaret's school for Girls, Albyn School and the International School of Aberdeen.

Straloch House Estate is well connected with Aberdeen International Airport located only 5 miles away with regular domestic flights within the UK, particularly to London Heathrow. There are also daily flights out with the UK to many international locations including Schiphol Airport in the Netherlands, connecting you onwards around the world. Daytime & overnight sleeper train services are available at Aberdeen Railway Station. Aberdeen Western Peripheral route is only 5 miles away providing easy access to other major Scottish cities including Edinburgh, 2 hours 30 minutes, and Glasgow, 2 hours 40 minutes.



STRALOCH HOUSE - LOT 1

Originally built around 1780, Straloch House is a beautiful Category 'A' listed mansion house sat in the heart of the private estate grounds and woodland. Particularly handsome, the main front elevation has a southerly aspect with a symmetrical design and attractive stone steps leading to the front door. The centre block continues through to both the East and West wing at right angles and this clever flow ensures the wing accommodation is part of the main house, or equally is separated if preferred. The centre of the home primarily houses the reception rooms and main bedrooms, whilst both the West and East wing have self-contained access and almost mirroring accommodation.





The present owners fell in love with Straloch House Estate in 2009 and since then have thoughtfully and carefully refurbished the mansion house to an exemplarily standard. Primary areas were addressed first and foremost including a new roof across the main house and wings, new central heating systems and new timber windows. Following this, the inside of the home was refurbished including hand crafted kitchen, luxury bathrooms, beautiful open fires, elegant decor and Italian marble floor tiles to the ground floor, to only name a few. The entire scope of work has been completed to an exceptional standard, for which Straloch House and its stature deserves. Thus, allowing any potential buyer of Straloch House Estate the rare opportunity to acquire a historic mansion house in impeccable condition.

Beyond the main house there is a separate detached gate lodge, private historic chapel and laundry building with garage. Straloch House looks proudly over its rolling policy grounds and private lochan, whilst the beautiful walled garden offers an air of tranquillity and charm. Paths, bridges and streams meander through the established woodland and garden grounds, whilst the outdoor hot tub house adds a modern luxury. Straloch House is approached via electric gates and a tarmac driveway. The private entrance driveway is flanked by the estates private land and woodland and sweeps round the house to the main parking area.

MAIN ACCOMMODATION

Lower Ground Floor: Gym, play room, beauty room, wine cellar, office, store room & boiler room.

Ground Floor: Reception hall, drawing room, dining room, billiard room, dining kitchen, utility room & cloakroom.

First Floor: Master bedroom with ensuite bathroom and dressing room, three double bedrooms, one with dressing room. Bathroom.

Second Floor: 4 double bedrooms, bathroom, shower room & kitchen.

WEST WING

Ground Floor: Lounge, dining kitchen & cloakroom.

First Floor: Bedroom with ensuite bathroom and bedroom with cloak room.

Second Floor: Two double bedrooms.

EAST WING

Ground Floor: Lounge, dining kitchen & Shower room.

First Floor: Two double bedrooms and cloakroom.

Second Floor: Two double bedrooms and cloakroom.





POLICIES & GARDEN GROUNDS

The policies and garden grounds at Straloch House Estate have been carefully laid out and maintained with rolling lawns surrounding the main house and many fine specimen trees scattered throughout offering a high degree of privacy and shelter. A variety of paths and bridges meander through the grounds and a small stream from the Burn of Straloch runs through the northern gardens and woodland. Many a paths have been created through the woodland allowing you to enjoy the peaceful grounds with ease. A sheltered courtyard lies nearest the house to the rear with a large water fountain and there is a stylish decked area with large timber hot tub shelter and outdoor relaxation area. Lot 1 extends to around 63.36 acres (25.64 hectares).

WALLED GARDEN

The Walled Garden extends to approximately 2 acres and lies to the north of the main house. With high imposing stone walls, the walled garden is a vast sheltered area with huge potential and with a variety of trees, shrubs and hedging. There are door entrances from both the North & South side and the original drive way to the house runs parallel to the walled garden on the east side and could easily be restored to create an alternative entrance to the estate.

LOCHAN

The charming lochan is positioned to the South and attracts a wide range of wildlife throughout the year.



OUTBUILDINGS

Located to the East of the main house is the laundry being a traditional detached stone building with loft storage.

GARAGE

Adjoining the laundry building is a single garage and dog run.

PRIVATE CHAPEL

With an elevated position and nestled on the edge of the woodland, the private chapel is positioned to the south east of the main house and is a charming private chapel dating back to around 1908. The chapel was built by Mrs Irvine of Drum in a quaint style with granite walls and slate roof. Laced in ivy, the chapel retains many original features internally including the parquet flooring and high vaulted ceiling.



GATE LODGE

Located at the main entrance to Straloch House Estate, this is a pretty and attractive cottage with charming diamond pane windows and over hanging eaves. The Gate Lodge would be ideal as staff accommodation, as a holiday let opportunity or as additional accommodation.

ACCOMMODATION

Ground Floor: Hall, sitting room, kitchen, two and bathroom.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Straloch House	Mains	Mains	Septic Tank	Oil	Band H	E
Gate Lodge	Mains	Mains (private supply pipe)	Septic Tank	Electric	Band D	G

Three separate electricity supplies; one to the main house and one to each wing. The same applies for the central heating system with the main house, west wing and east wing on individual systems.



HISTORIC SCOTLAND

The following are listed as being of architectural or historic interest.

- | | |
|----------------|------------|
| Straloch House | Category A |
| Gate Lodge | Category B |
| Walled Garden | Category C |
| Policies | Category C |

MIDDLETON WOODS - LOT 2

Woodland extending to around 67.78 acres (27.43 hectares) or thereby ranging from mature coniferous trees to the replanted Middleton Wood. There is an area of mature woodland at the stage of harvest, the other compartments varying in growth to newly planted plus an area for replanting.

Please note offers for Lot 2 & Lot 3 will only be accepted once an offer has been secured on Lot 1. If you have interest in Lot 2 & 3 its important you notify the agent immediately.

LAND AT STRALOCH - LOT 3

The land extends to 108.85 acres (44.05 hectares) and comprises productive arable and policy woods. According to the Hutton Institute Land Capability Maps the land is classified as Grade 3.2 being capable of growing a wide range of crops including cereals, potatoes, roots and grass. The policy woodland comprises an attractive mix of hardwoods.

DIRECTIONS

From Aberdeen take the A947 through Dyce towards Newmacher. Approximately 2 miles north of Newmacher take the left turn signposted 'Straloch'. Continue for around 1.5 miles and the entrance to the estate is on the left hand side.

POST CODE

AB21 ORW

SOLICITORS

Masson & Glennie, 11-13 Broad Street, Peterhead, Aberdeenshire AB42 1HY

VIEWING

Strictly by appointment with the Selling Agents.

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(s).

BASIC PAYMENT SCHEME (BPS) 2019

Part of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller and are not included in the sale of the land. A buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2020 year will be retained by the seller. The buyer will be responsible upon occupation of the subjects of sale to fully comply with the

statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2020 for the rest of the scheme year.

The allocation of entitlements are as follows:

Region 1 - 24.48 units @ 243.72 euro

Region 2 - 0.85 units @ 48.31 euro

LOCAL AUTHORITY

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

INGOING VALUATION

The purchaser(s) of Straloch House Estate 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:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, 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 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 Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

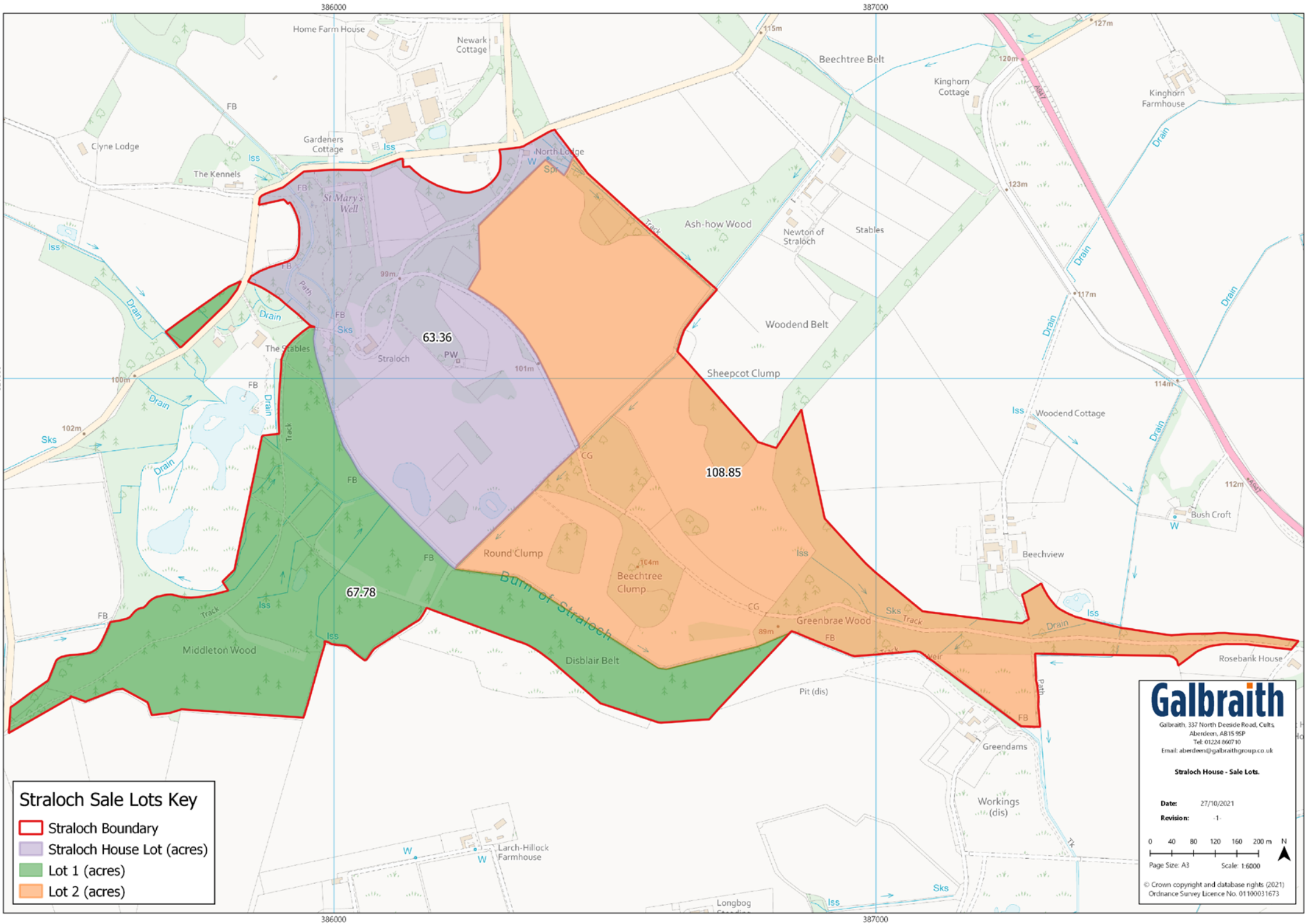
Failure to provide this information may result in an offer not being considered

AMC PLC 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, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Robert Taylor in our Galbraith Stirling Office on 01786 434600 Email:robert.taylor@galbraithgroup.com







Straloch Sale Lots Key

- Straloch Boundary
- Straloch House Lot (acres)
- Lot 1 (acres)
- Lot 2 (acres)

Galbraith
 Galbraith, 337 North Densie Road, Cults
 Aberdeen, AB15 9SP
 Tel: 01224 860710
 Email: aberdeen@galbraithgroup.co.uk

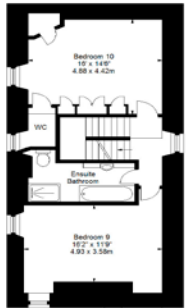
Straloch House - Sale Lots.

Date: 27/10/2021
Revision: -1-

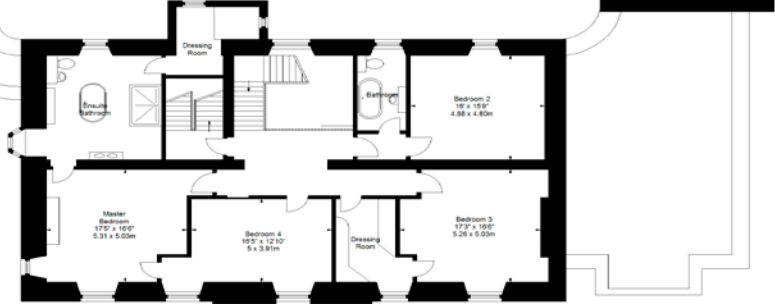
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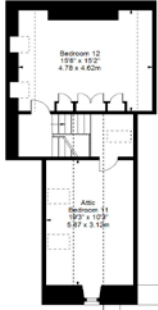
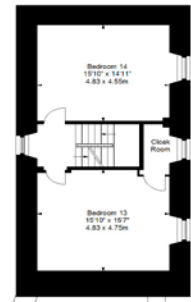




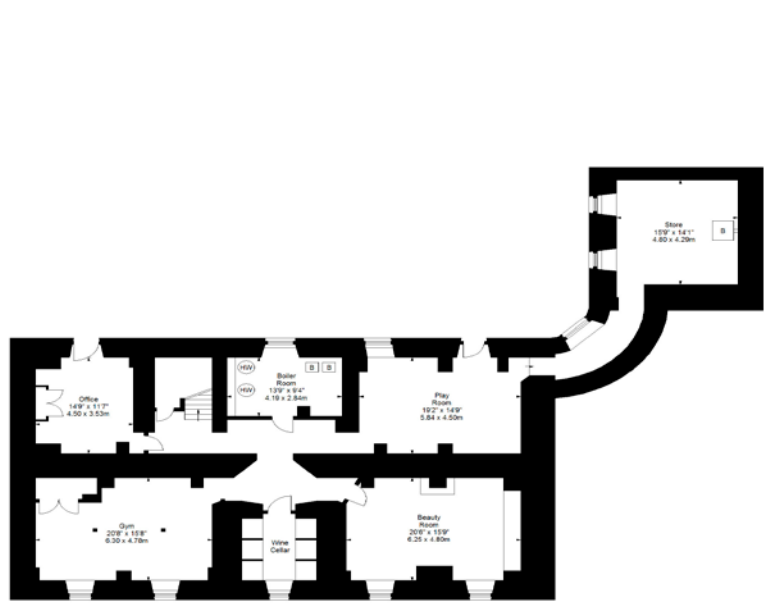
Straloch House,
Newmachar,
Aberdeenshire, AB21 0RW
 © SquareFoot
 Approx. Gross Internal Area
 10,778 Sq. Ft. = 1,214.85 Sq. M
 For identification only. Not to scale.
 © SquareFoot 2023



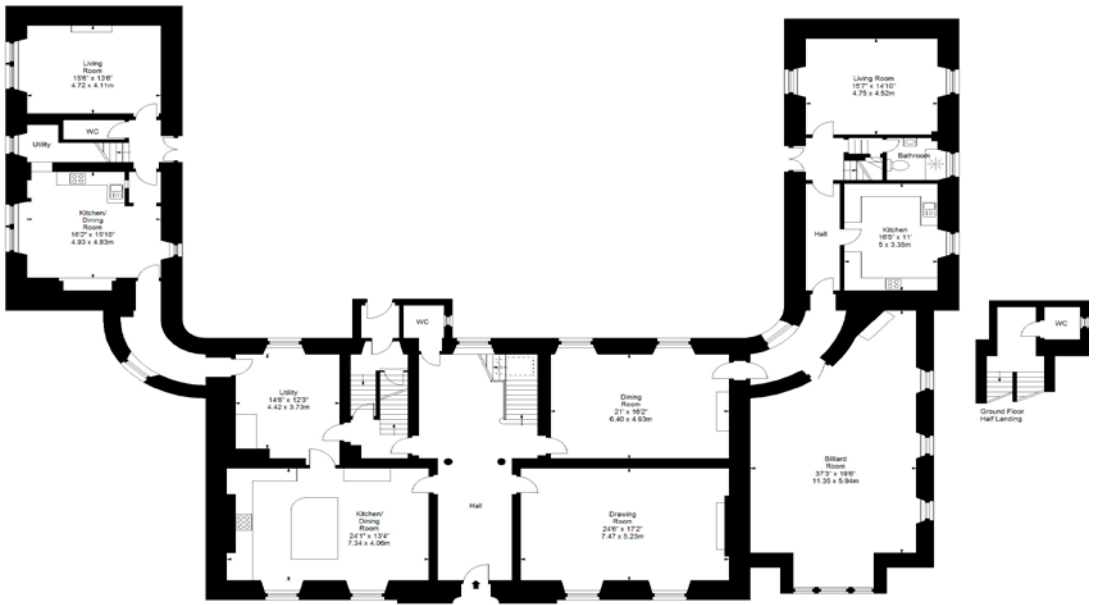
First Floor



Second Floor



Lower Ground Floor

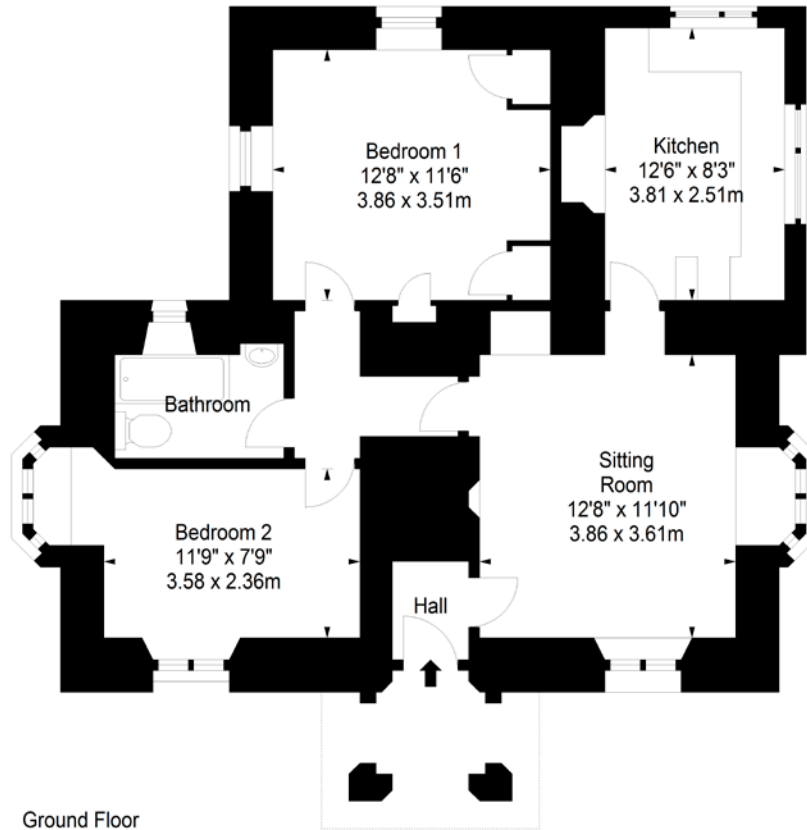


Ground Floor

**Gage Lodge,
Straloch House,
Newmachar,
Aberdeen,
Aberdeenshire, AB21 0RW**



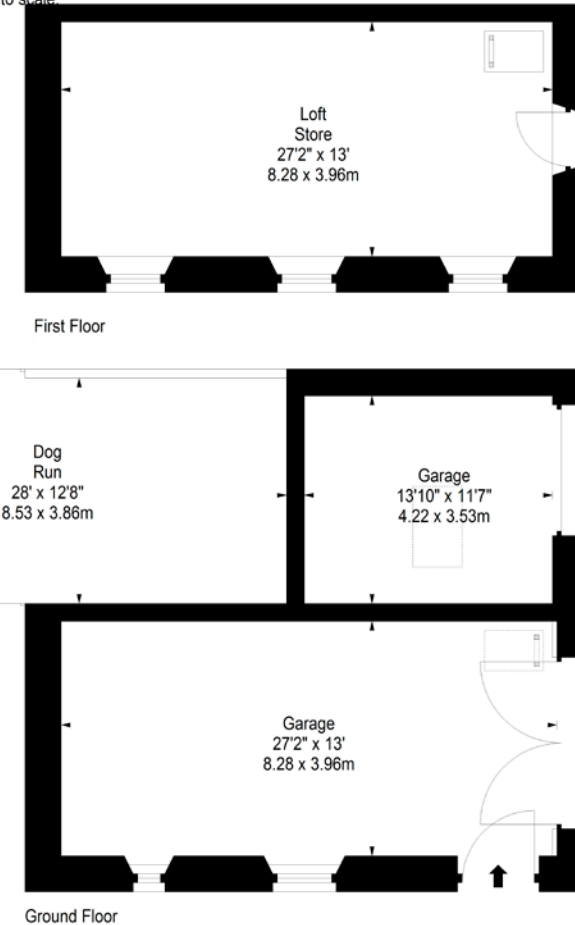
Approx. Gross Internal Area
741 Sq Ft - 68.84 Sq M
For identification only. Not to scale.
© SquareFoot 2020



**Garage,
Straloch House,
Newmachar,
Aberdeen,
Aberdeenshire, AB21 0RW**



Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
For identification only. Not to scale.
© SquareFoot 2020



IMPORTANT NOTES

1 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. 2 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 the working order of services and appliances. 3 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. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 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. 7. Photographs taken in autumn 2019 & March 2020.



Galbraith