



Galbraith

**LAND AT SCOTSTON**  
METHLICK, ELLON







# LAND AT SCOTSTON METHLICK, ELLON, AB41 7DJ

A block of productive farmland

Methlick 1 mile ■ Ellon 10 miles ■ Aberdeen 24 miles

FOR SALE AS A WHOLE

Land extending to 34.33 hectares (84.83 acres)



**Galbraith**

Aberdeen  
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 OnTheMarket



## LOCATION

The land at Scotston is situated 1 mile north of Methlick, 10 miles north-west of Ellon and 24 miles north of Aberdeen, 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 Ellon take the B9005 signposted to Methlick, on arriving in the village turn right onto the B9170 signposted New Deer. Follow this road for 1 mile, turn right signposted for Auchencrieve and the land can be found on the left hand side.

## SITUATION

The land at Scotston is situated 1 mile north of Methlick, 10 miles north west of Ellon and 24 miles north of Aberdeen, in the county of Aberdeenshire. The land is suitable for a wide range of farming activities including growing of cereals, root crops and potatoes, in addition to grass land. The area 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. Auction Marts can be found at Huntly and Inverurie with modern abattoirs being situated at Inverurie, Turriff and Portlethen.

## DESCRIPTION

The land at Scotston is situated in a productive area to the north of the settlement of Methlick. The land sits around 70m above sea level, with access to the fields being directly off the public road or by internal metalled tracks. According to the James Hutton Institute the land at Scotston is classified as Grade 3(2). The land is registered with SGRPID for IACS purposes. The land extends to 34.33 hectares (84.83 acres) excluding roads, yards and buildings and is currently farmed as part of a larger holding.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Aberdeenshire Council, 29 Bridge Street, Ellon, Aberdeenshire, AB41 9AA. Telephone 0345 608 1208.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 053/0053. As the land forms part of a larger holding a buyer will need to apply to SGRPID for a separate holding number for the land.



## METHOD OF SALE

For sale as a Whole.

## BASIC PAYMENT SCHEME (BPS)

The majority 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. Payments relating to the year 2023 will be retained by the seller. Upon occupation of the subjects of sale the buyer will be required 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 2023 for the rest of the scheme year.

The land has an allocation of 34.33 units of Region One Basic Payment Scheme entitlements.

## SPORTINGS

The Sporting Rights are included in the sale insofar as they are owned. Whilst these have not been formally exercised in recent years the land is populated with an abundance of wild life including song birds, pheasant and grey partridge.

## 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 of 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.

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

- a) originals of primary (e.g. a passport) and secondary (e.g. 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.

## 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 water supply for Auchencrieve farm rises on the land at Scotston and all rights pertaining are retained.

## ACCESS

Access is direct from the public road network.

## WATER

The land at Scotston is served by private waterings.

## SCHEDULED MONUMENTS

There are no scheduled monuments.

## 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.

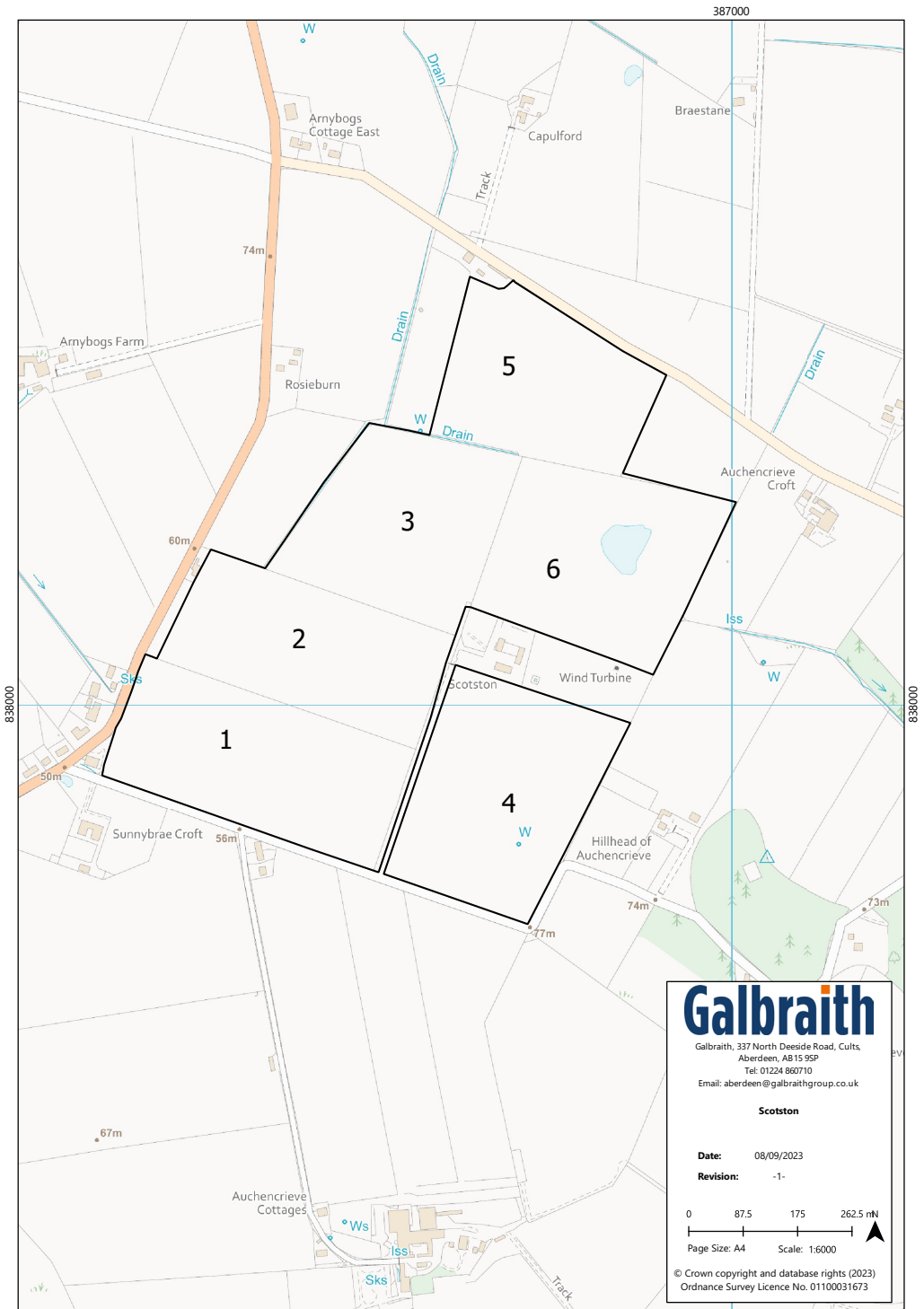
Prospective purchasers are advised to seek their own professional advice.

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 September 2023.

FIELD NO	AREA		
	Ha	Ac	
1	6.24	15.42	ARABLE
2	5.5	13.59	ARABLE
3	5.35	13.22	ARABLE
4	6.36	15.72	ARABLE
5	4.9	12.11	ARABLE
6	5.98	14.78	ARABLE
<b>Total</b>	<b>34.33</b>	<b>84.83</b>	



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