

An aerial photograph of a large, modern white house with a grey roof and two large green barns. The house features a prominent front porch with a stone patio and a large glass-enclosed sunroom. The barns are dark green with grey roofs and are situated on a gravel driveway. The property is surrounded by lush green fields, a stone wall, and a dense forest in the background. The Galbraith logo is visible in the top right corner.

Galbraith

**PITTENKERRIE**

GLASSEL, BANCHORY, AB31 4DB



# PITTENKERRIE, GLASSEL, BANCHORY, AB31 4DB

## AN OUTSTANDING RESIDENTIAL FARM SITUATED IN THE HEART OF ROYAL DEESIDE

Banchory 3 miles ■ Inverurie 20 miles ■ Aberdeen 22 miles

- Executive standard 5 bedroom farmhouse
- A range of modern farm buildings
- Farm Land extending to 76.85 hectares (189.92 acres)



**Galbraith**

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 OnTheMarket

## LOCATION

Pittenkerrie is situated approximately 3 miles north west of Banchory and 22 miles west of the city of Aberdeen, in the former county of Kincardineshire.

## 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 Aberdeen travel on the A93 to Banchory, on reaching the town continue ahead along the high street. On leaving the town turn right where signposted to Glassel, Torphins & Lumphanan. Travel on this road for approximately 2.5 miles where the entrance to Pittenkerrie is situated on the left hand side.

## SITUATION

Pittenkerrie is situated in a much sought after residential and well-known farming area, being conveniently located off the public road network.

Pittenkerrie farmhouse is conveniently located adjacent, but separate from, the range of modern farm buildings. The land, which is ring fenced, extends to 76.85 hectares (189.92 acres). The land is registered with SGRPID for IACS purposes and is situated between 90 and 115 metres above sea level.

The land is productive and is capable of growing a wide range of crops, including potatoes, currently growing spring barley and grass land. The land has been managed on a rotational basis for many years, benefitting from regular applications of dung and is therefore in excellent heart.

The area is well resourced in terms of agricultural infrastructure, being served by a number of grain merchants, agricultural suppliers and machinery dealers in addition to an active machinery ring. Auction Marts can be found in Huntly and Inverurie with modern abattoirs at Inverurie, Portlethen and Turriff.

Primary schooling can be found at Torphins or Banchory, with secondary schooling at Aboyne or Banchory. Banchory boasts a wide range of amenities, including independent shops, supermarkets and services. Field sports can be enjoyed nearby with fishings on the river Dee, in addition to which there are ample opportunities for hillwalking and mountain biking on the surrounding hillsides. The town is well catered for in terms of sporting activities and clubs which include golf, tennis, swimming and rugby.

Aberdeen is some 22 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

### Pittenkerrie Farmhouse

Pittenkerrie farmhouse is an outstanding executive home occupying a large site of around half an acre and was completed in 2014 to an exceptionally high standard. The house is surrounded by extensive and mature garden grounds and enjoys a south facing position overlooking the surrounding land. The accommodation has been thoughtfully designed with a luxurious, exacting finish to ensure it exceeds the demands for modern family living. Superb open plan living, large windows and endless space creates a wonderful home spanning two levels. Attention to detail is evident throughout including bespoke, solid oak carpentry, designed and crafted in Somerset, which includes the stunning kitchen units, island and oak worktops, bathroom furniture and the boot room units. The bespoke kitchen dresser and solid oak dining table and chairs will remain as part of the sale. The open plan family living space is an impressive feature of the home with floor to ceiling windows and a wood burning stove. The main sitting room has a triple aspect, also with a wood burning stove. The impressive reception hall is of a size that could be a family room, playroom or formal dining area. Most of the 5 double bedrooms on the first floor have built in wardrobes and the master suite has a luxury “Laings of Inverurie” en-suite with walk-in shower and feature curved wall. Being well insulated, the house is heated via an air source heat pump.

## ACCOMMODATION

Ground Floor: Reception hall, sitting room, open plan kitchen/dining/family room, boot/utility room, drying room and shower room.

**First Floor:** Master bedroom with en-suite shower room, double bedroom 2, double bedroom 3, double bedroom 4, double bedroom 5, home office room and main family bathroom.

The EPC Rating is C  
The Council Tax Band is G

### GARDEN GROUNDS

Pittenkerrie farmhouse sits in impressive garden grounds bordered by mature hedging. The garden is well landscaped with rolling grass lawn and borders filled with mature shrubs, roses, fruit trees and bushes including Cherry, Plum & Apple trees and Blackberry & Gooseberry bushes. The driveway offers parking for several cars.

### FARM BUILDINGS

The farm buildings extend to a range of modern, portal frame structures as follows:  
Cattle Court 42m x 22.5m, of steel portal frame construction with centre feed pass, fibre cement roof, vent air cladding, concrete panel walls and concrete floor.  
Grain Store, 18m x 18m, of steel portal frame construction, fibre cement roof, box profile cladding, concrete panel walls, concrete floor.  
Dutch Barn, 36m x 18m, of steel portal frame construction, fibre cement roof, box profile cladding and hardcore floor.

The water troughs in the cattle court are fed by an underground pipe, being frost free.

Adjacent to the farm buildings there is a hardcore base yard, suitable for the storage of machinery and silage bales.

### THE LAND

The land extends to 76.85 hectares (189.92 acres) and is fenced for the containment of livestock. According to The James Hutton Institute the land is classified as Grade 3(2) with high yields of spring barley and grass being often obtained. Predominantly south facing, the land is in excellent heart having been farmed in rotation with regular applications of dung over many years.

### GENERAL INFORMATION

#### LOCAL AUTHORITY

Aberdeenshire Council, Schoolhill, Banchory, Aberdeenshire, AB31 5TQ. Telephone 01330 700360.

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

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 66/482/0038.

#### 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 but are not included in the sale of the land. The 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 2024 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 2024 for the rest of the scheme year.



### **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, slurry 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 07500 794201. 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. 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**

Third parties enjoy a right of access over the road shown A/B on the sales plan.

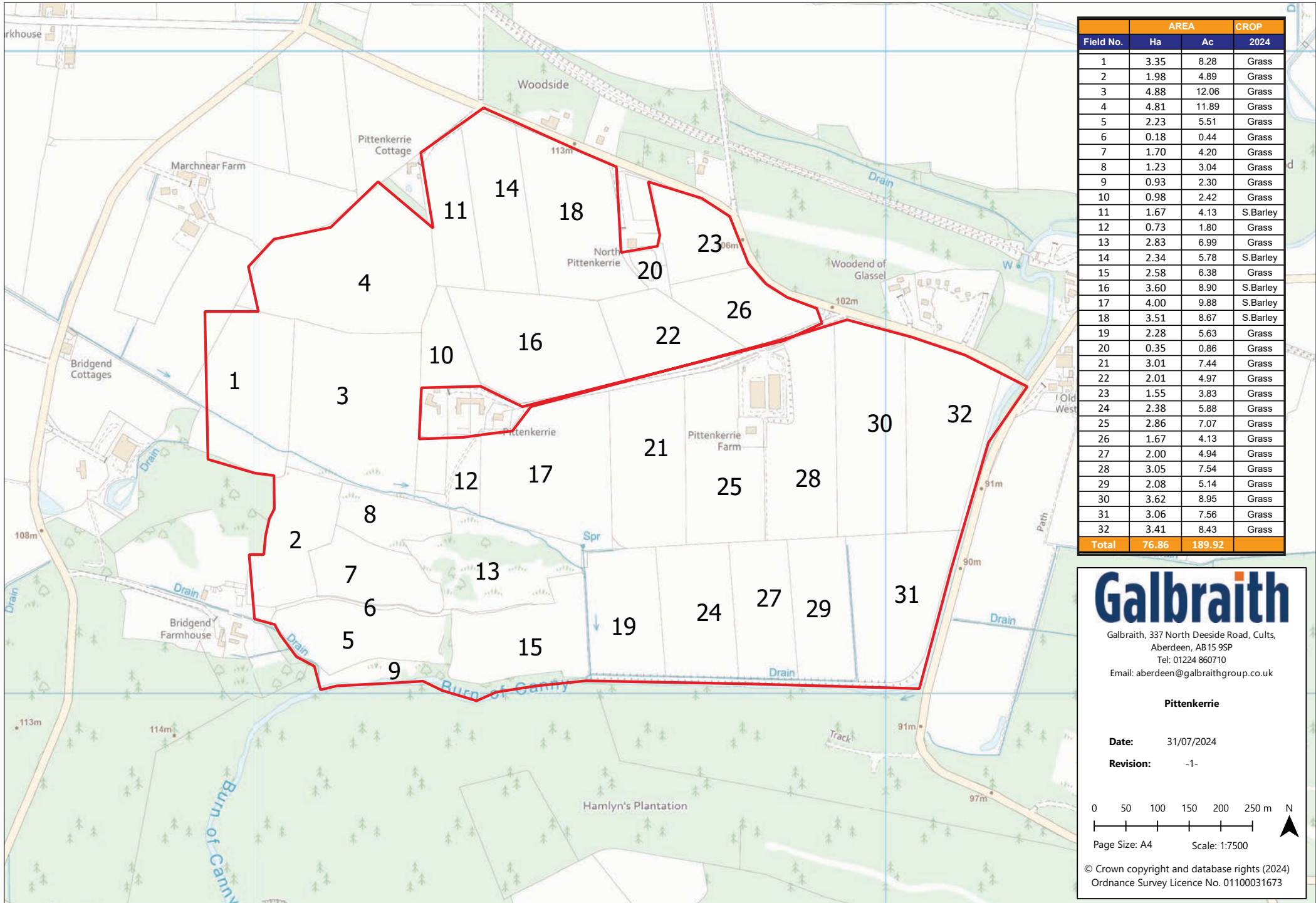
### **ACCESS**

The farm and many of the fields are accessed directly from the public road network.

### **SERVICES**

Pittenkerrie is served by mains electricity and water with foul water disposal via septic tank and soakaway.





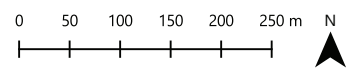
Field No.	AREA		CROP
	Ha	Ac	2024
1	3.35	8.28	Grass
2	1.98	4.89	Grass
3	4.88	12.06	Grass
4	4.81	11.89	Grass
5	2.23	5.51	Grass
6	0.18	0.44	Grass
7	1.70	4.20	Grass
8	1.23	3.04	Grass
9	0.93	2.30	Grass
10	0.98	2.42	Grass
11	1.67	4.13	S.Barley
12	0.73	1.80	Grass
13	2.83	6.99	Grass
14	2.34	5.78	S.Barley
15	2.58	6.38	Grass
16	3.60	8.90	S.Barley
17	4.00	9.88	S.Barley
18	3.51	8.67	S.Barley
19	2.28	5.63	Grass
20	0.35	0.86	Grass
21	3.01	7.44	Grass
22	2.01	4.97	Grass
23	1.55	3.83	Grass
24	2.38	5.88	Grass
25	2.86	7.07	Grass
26	1.67	4.13	Grass
27	2.00	4.94	Grass
28	3.05	7.54	Grass
29	2.08	5.14	Grass
30	3.62	8.95	Grass
31	3.06	7.56	Grass
32	3.41	8.43	Grass
<b>Total</b>	<b>76.86</b>	<b>189.92</b>	

# Galbraith

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## Pittenkerrie

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