



Galbraith

**DAIES**  
INSCH, ABERDEENSHIRE



## DAIES, INSCH, ABERDEENSHIRE

### A COMMERCIAL MIXED FARM SITUATED IN A PRODUCTIVE FARMING AREA

Huntly 9 miles ■ Inverurie 15 miles ■ Aberdeen 31 miles

- 4 Bedroom Farmhouse
- Extensive Range of Farm Buildings
- Land extending to 438.71 acres (177.54 hectares)

**FOR SALE AS A WHOLE OR IN 3 LOTS**



**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 **OnTheMarket**



### LOCATION

Daies is situated approximately 9 miles south east of Huntly and 15 miles north west of Inverurie in the county of Aberdeenshire, an area well known for its fertile land.

The settlement of Kennethmont which boasts a primary school and the Rannas Hall lies 1 miles to the west. Notable buildings in the vicinity include Leith Hall which was built in 1650 and is now maintained by the National Trust for Scotland and Ardmore Distillery. Secondary schooling is available at Gordon Schools in Huntly. The village of Inch lies 4.5 miles to the east and is home to the Pictish Picardy stone which is one of the oldest Pictish symbol stones understood to date from the 7th century. Overlooking the village is the remains of Dunnydeer Castle which was built in 1260 and is one the earliest tower houses in Scotland which is still in existence. Facilities include Post Office, Health Centre, part time Fire Station, Leisure Centre, Golf Course, Bowling Club, general and specialist shops. The village has a regular bus and train services being located on the main Aberdeen to Inverness route.

Aberdeen is some 31 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.

### 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

### DESCRIPTION

Daies is situated in a prime farming area, well known for its productive and fertile land. The land is highly productive and capable of growing a wide range of crops. Being farmed in rotation and having regular applications of dung, the land is in excellent heart with lime being applied as to requirement.

The 4 bedroom farmhouse is conveniently located adjacent to an extensive range of traditional and modern farm buildings. The land at Daies extends to 438.71 acres (177.54 hectares) or thereby in total and enjoys good access from the public road network.

### Lot 1

Daies Farm is situated within a productive area of farmland in west Aberdeenshire. The land lies between 190 and 220 metres above sea level. According to the James Hutton Institute the land is primarily classified as Grades 3(2). The land is registered with SGRPID for IACS purposes.

### The Farmhouse

The farmhouse: extends to 130m<sup>2</sup> internally, of stone construction under a slate roof. Conveniently located adjacent to the farm buildings, the accommodation is over two floors as follows:

Ground floor: Kitchen, Sitting Room, Bathroom, 2 x Double Bedrooms  
 First Floor: 2 x Double Bedrooms,  
 Garage adjacent

The EPC Rating is G.

The Council Tax Band is D.

## Farm Buildings

The farm buildings extend to a range of traditional and portal frame structures as follows:

1. Monopitch Shed, of pole barn construction, corrugated roof and profile cladding.
2. Workshop, 5.8m x 14.9m, of block wall construction, timber truss construction, corrugated roof and concrete floor.
3. Cattle Court and Feed Store, 14.7m x 23.4m, of stone wall construction, steel truss and corrugated sheeting roof, concrete floor.
4. General Purpose, 13m x 20.4m, of pole barn construction, corrugated tin roof and cladding, earth floor.
5. Dutch Barn, 42.7m x 12m, steel portal frame construction, profile roof and cladding, earth floor.
6. Cattle Court, 27m x 12m, of steel portal frame construction, block walls, corrugated roof and cladding, earth floor.
7. Grain Store 8.7m x 23.9m, steel portal frame construction, block walls, profile roof and cladding, concrete floor.
- 7a. Machinery Store, of lean-to construction, 7.5m x 23.9m, profile roof and cladding, earth floor.
- 7b. Cattle Court, of lean-to construction, 7.5m x 23.9m, profile roof and cladding, earth floor.
8. Cattle Court, 14.8m x 27.7m, of steel portal frame construction, concrete block walls, corrugated roof, vent air cladding and concrete floor. Adjacent to the cattle court is the Grain Drier shelter, of steel portal frame construction.
9. Cattle Court, 13.6m x 23.1m, Stuart Old Rayne timber truss construction, corrugated roof, tin cladding and concrete floor.
10. Dutch Barn, 20m x 18.1m, plus Lean-to, Stuart Old Rayne construction, corrugated roof, tin cladding and earth floor.
11. Cattle Court, 18m x 12m, of steel portal frame construction, profile roof, vent air cladding and concrete floor.

In addition, there is a traditional building at Grilsay and a range of buildings at North Ardlair.

## The Land

Land extends to 330.35 acres (133.68 hectares). According to the James Hutton Institute the majority of the land is classified as Grade 3(2). The land is in good heart having been farmed in an arable and grass rotation in recent years being fenced and watered. The land is relatively stone free and is capable of growing a wide range of crops including carrots and potatoes. The land is classified part LFA part Non LFA.

## Lot 2

Land at Knockenbaird. The land extends to 57.25 acres (23.16 hectares) and comprises 3 enclosures. According to the James Hutton Institute the majority of the land is classified as Grade 3(1) and 3(2) and is in the region of a 160m metres above sea level. The land is relatively stone free and is capable of growing a wide range of crops including carrots and potatoes. The land is classified as Non LFA.

## Lot 3

Land at Over Boddam, extends to 41.11 acres (16.63 hectares) comprising 1 enclosure. According to the James Hutton Institute the land is classified as Grade 3(2) and ranges from 150m and 170 metres above sea level. The land is relatively stone free and is capable of growing a wide range of crops including carrots and potatoes. The land is classified as Non LFA.

## DIRECTIONS

From the A96 take the B002 at Oyne fork. Follow this road through Inch for 4.5 miles and the entrance to Daies can be found on the left hand side.

## POST CODE

AB52 6YP

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///daunting.dollars.sweetened

## GENERAL INFORMATION

### LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, Aberdeenshire. Telephone 01467 530700.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 019/0026

### METHOD OF SALE

For sale as a Whole or in 3 Lots.

### 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 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](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.

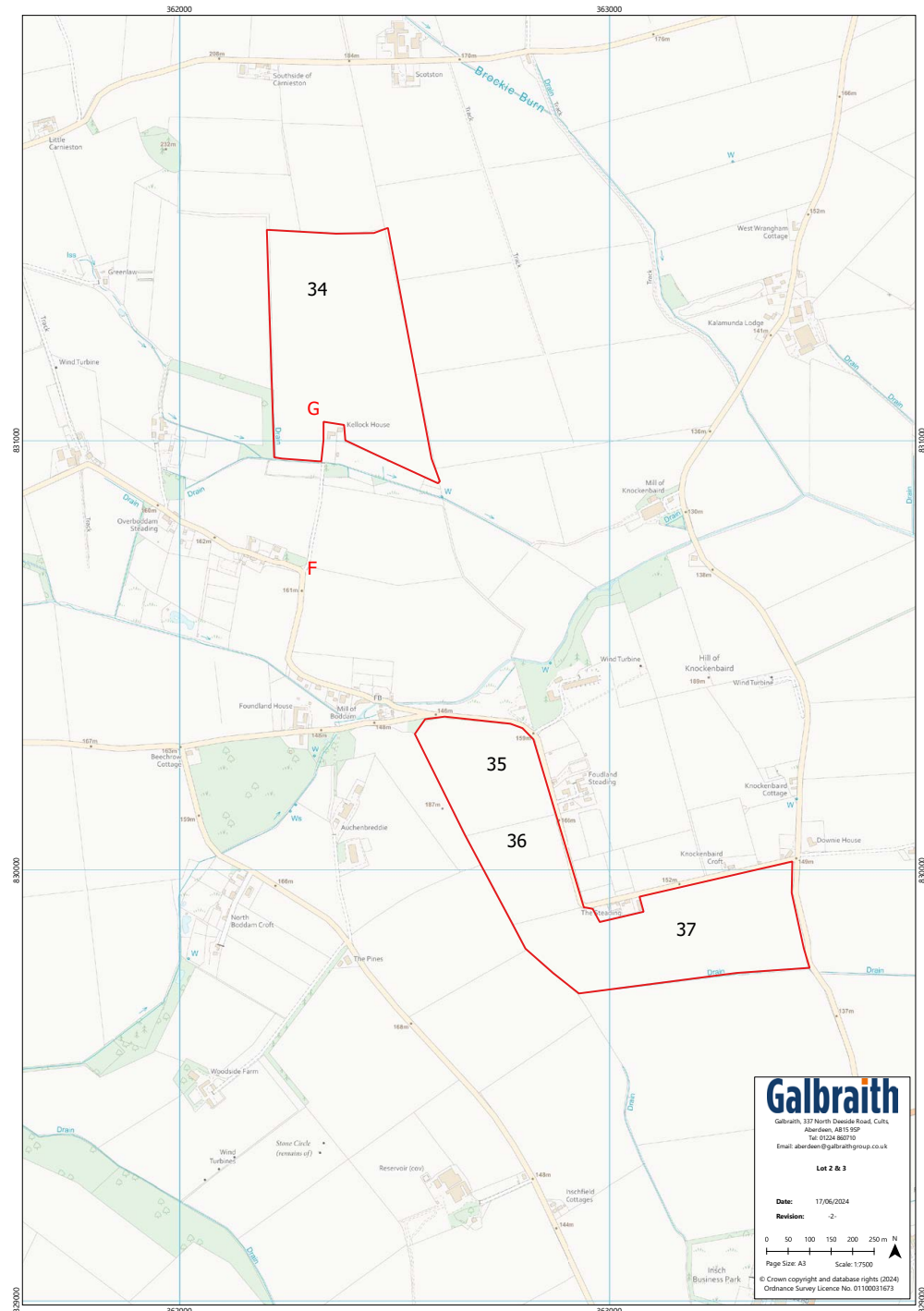
The derelict farmhouse and steading at Whiteburn is owned but excluded from the sale. A right of access to Whiteburn is retained shown A/B on the sales plan. A right of access will be granted through Whiteburn shown B/C on the sales plan. Access to Grilsay is shown D/E on the sales plan. Access to Lot 2 is shown F/G on the sales plan. The seller reserves the right to lay pipes, cables and service media through Lot 1 to serve Whiteburn.

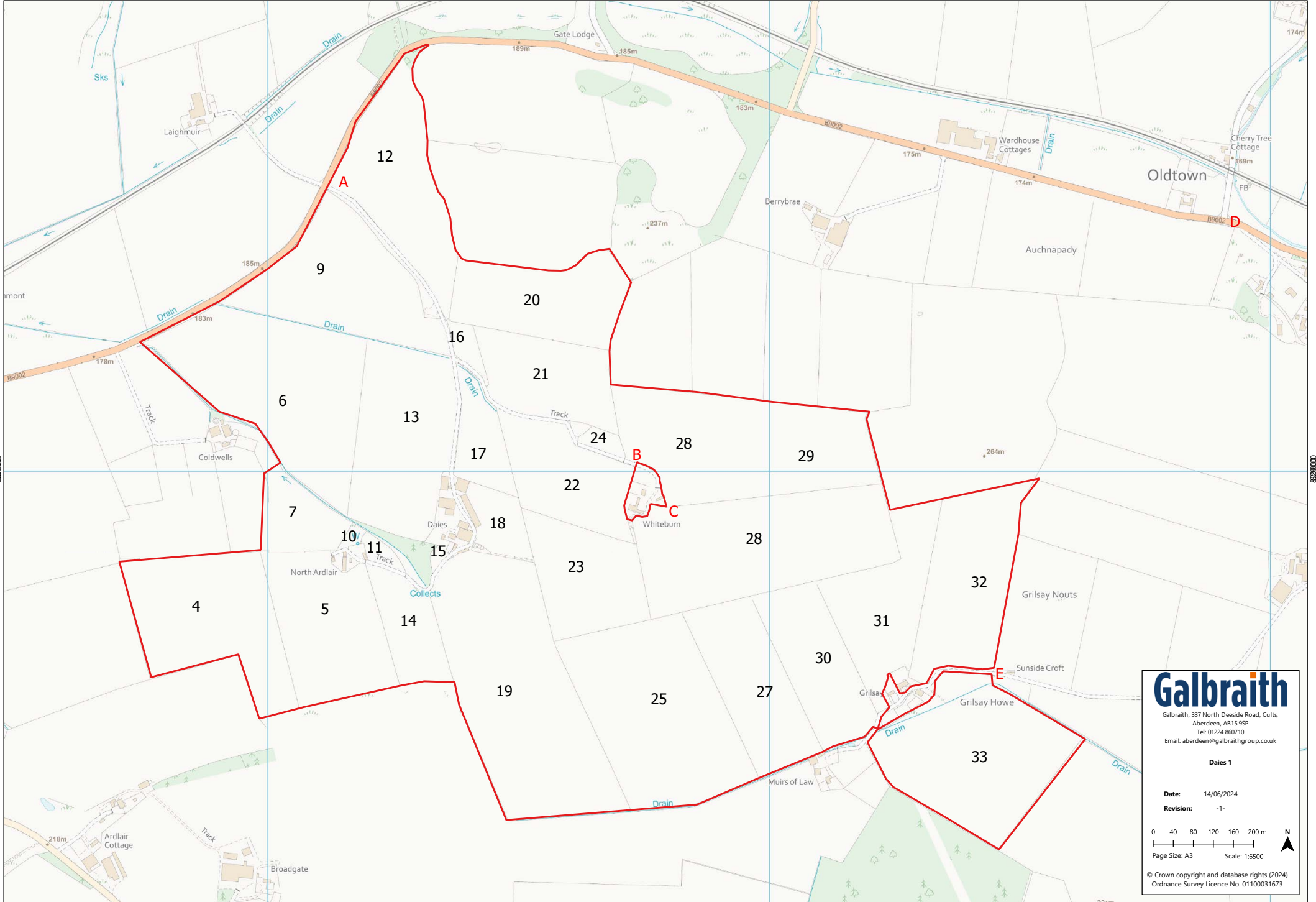
## ACCESS

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

## SERVICES

Daies is served by a private water supply which serves the farmhouse and traditional steading being sourced from a well in field 19. The remaining buildings and fields are served by a water source at Whiteburn, being fed from a cistern in field 28. The land at Knockenbaird and Over Boddam enjoy mains water connection.



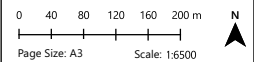


# Galbraith

Galbraith, 337 North Deeside Road, Cults,  
 Aberdeen, AB15 9SP  
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### Dales 1

**Date:** 14/06/2024  
**Revision:** -1-



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LOT 1	AREA		CROP
	Field No.	Ha	
4	7.12	17.59	Spring Barley
6	9.57	23.65	Grass
7	2.07	5.11	Spring Barley
8	5.83	14.41	Grass
9	6.70	16.56	Spring Barley
10	0.43	1.06	RYB
11	0.35	0.86	Grass
12	6.12	15.12	Spring Barley
13	6.83	16.88	Grass
14	2.35	5.81	Grass
15	0.16	0.40	Grass
16	0.46	1.14	Grass
17	1.90	4.69	Grass
18	1.33	3.29	Grass
19	12.08	29.85	Spring Barley
20	4.91	12.13	Grass
21	4.05	10.01	Grass
22	4.40	10.87	Grass
23	4.37	10.80	Grass
24	0.43	1.06	Grass
25	9.70	23.97	Spring Barley
26	4.57	11.29	Spring Barley
27	4.88	12.06	Grass
28	9.59	23.70	Grass
29	4.74	11.71	Spring Barley
30	4.28	10.58	Grass
31	4.74	11.71	Grass
32	6.05	14.95	Spring Barley/FALW
33	8.59	21.23	Spring Barley
<b>Total</b>	<b>138.60</b>	<b>342.48</b>	



LOT 2	AREA		CROP
	Field No.	Ha	
34	16.64	41.12	Spring Barley
<b>Total</b>	<b>16.64</b>	<b>41.12</b>	



LOT 3	AREA		CROP
	Field No.	Ha	
35	6.14	15.17	Grass
36	4.28	10.58	Spring Barley
37	12.75	31.51	Spring Barley
<b>Total</b>	<b>23.17</b>	<b>57.25</b>	





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