

An aerial photograph of a coastal farm property. The foreground shows a rugged, rocky coastline with waves crashing against the shore. Above the cliffs, a large, irregularly shaped green field is the central focus, divided into sections by stone walls. To the right of this field, a residential area with several houses is visible. The background features a wide expanse of agricultural land, some brown fields, and a small town or village in the distance under a cloudy sky.

Galbraith

ENGLAND FARM

OLD COAST ROAD, PORTLETHEN, ABERDEEN, AB12 4NT



ENGLAND FARM, OLD COAST ROAD, PORTLETHEN, ABERDEEN, AB12 4NT

A farm on the shores of the North Sea in a picturesque location

Portlethen 1 mile ■ Aberdeen 6.5 miles ■ Stonehaven 7 miles

For Sale As A Whole

- 3 Bedroom Farmhouse
- Traditional Steading
- Farmland extending to 63.60 acres (25.74 hectares)



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket



LOCATION

England Farm is situated 1 mile east of Portlethen, 6.5 miles south of Aberdeen and 7 miles north of Stonehaven, on the North East coast of Scotland.

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

When traveling from Aberdeen follow the A92 south towards Portlethen. Take the exit signposted Portlethen Shopping Centre. At the roundabout and take the third exit onto Muirend Road. Continue for approximately quarter of a mile, turning left at the junction signposted Parish Church onto Bruntland Road and head out of the town. Once at Portlethen Village, take the first right onto Old Coast Road. The farm can then be found on the left hand side of the road.

POST CODE

AB12 4NT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///sourcing.rather.fears

DESCRIPTION

England Farm rises from the shores of the North Sea to approximately 50 metres above sea level and extends to 63.60 acres (25.74 hectares) excluding roads, yards and buildings and benefits from convenient access from the public road network. There is an internal track referred to as the Old Portlethan Road which provides access to all fields and is a registered core path.

The farmhouse is centrally located adjacent to the farm buildings, the farmhouse extending to 141sq m internally and is of stone construction under a slate roof. The accommodation is over two floors as follows:

Ground Floor: Kitchen, Sitting Room, Dining Room, 2 x Bathrooms.

First Floor: 3 Bedrooms

The traditional steading includes a U-shaped building and in-fill court. A serviceable dutch barn lies adjacent. The farmhouse and buildings are in need of extensive refurbishment.

The land is currently in grass and is in good heart with the farm being used for livestock grazing. According to the James Hutton Institute the land is classified as Grade 3(2), being capable of growing high yields of a wide variety of crops. The land lends itself to a variety of uses including agriculture, equestrian or amenity. The land includes approximately 735m of mixed coastline including rocky shore and cliffs, being of Grade 6(2) according to the James Hutton Institute.

GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. The farm code is 80/471/0090.

METHOD OF SALE

For Sale as a Whole

SPORTINGS

The Sporting Rights 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.

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. 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. A core path crosses the farm referred to as the 'Old Portlethan Road'.

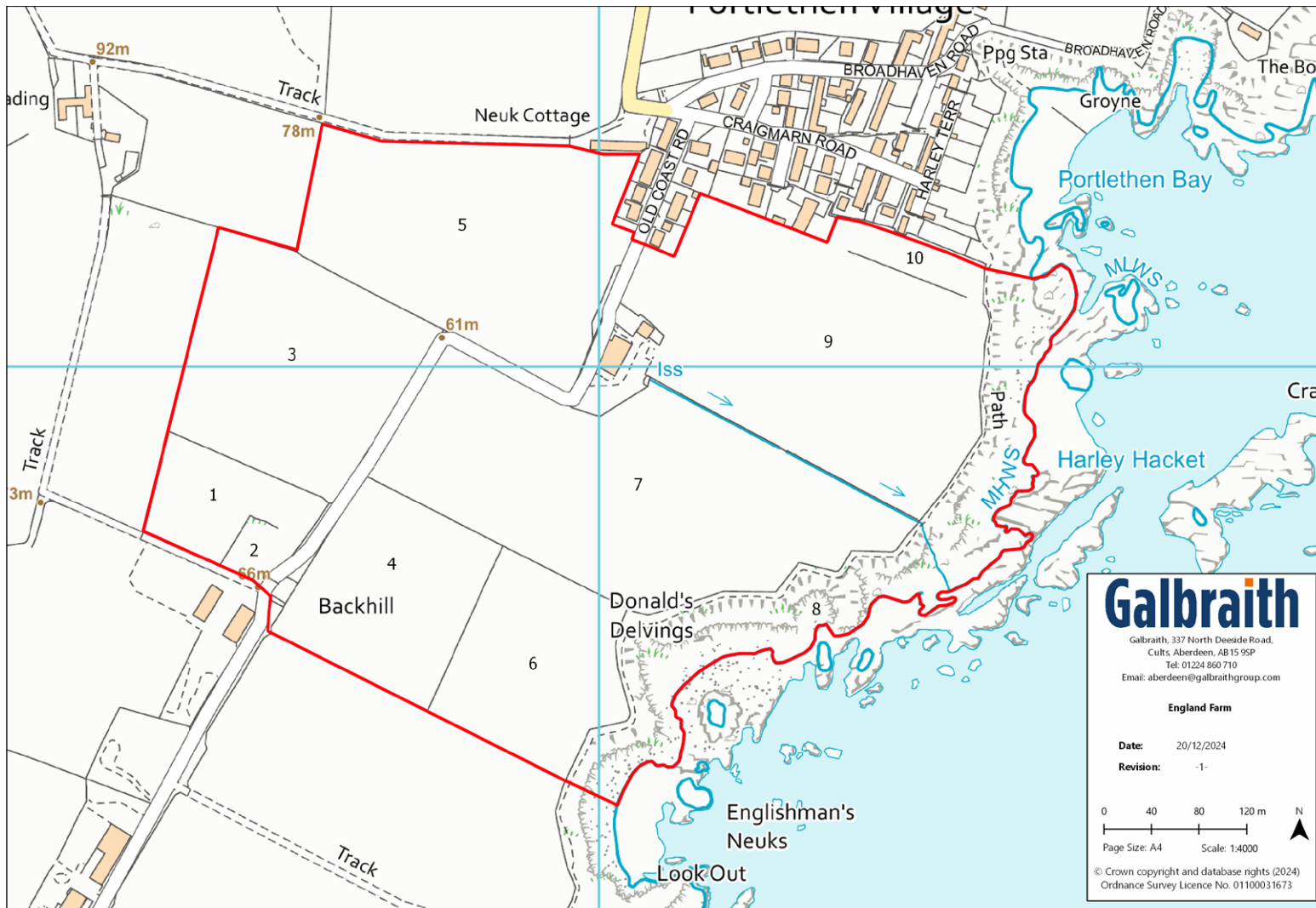
ACCESS

The farm is accessed via a farm track leading directly off the public road network.

SERVICES

England Farm is served by private water supply in addition to mains electricity. Foul water disposal from the farmhouse is via septic tank and soakaway.





FIELD NO	AREA		CROP
	Ha	Ac	
1	0.92	2.27	PGRS
2	0.23	0.57	RGR
3	3.16	7.81	PGRS
4	2.14	5.29	PGRS
5	4.17	10.30	TGRS 1
6	2.03	5.02	PGRS
7	5.58	13.79	PGRS
8	2.18	5.39	RGR
9	4.95	12.23	TGRS 3
10	0.38	0.94	TGRS 3
TOTAL	25.74	63.60	

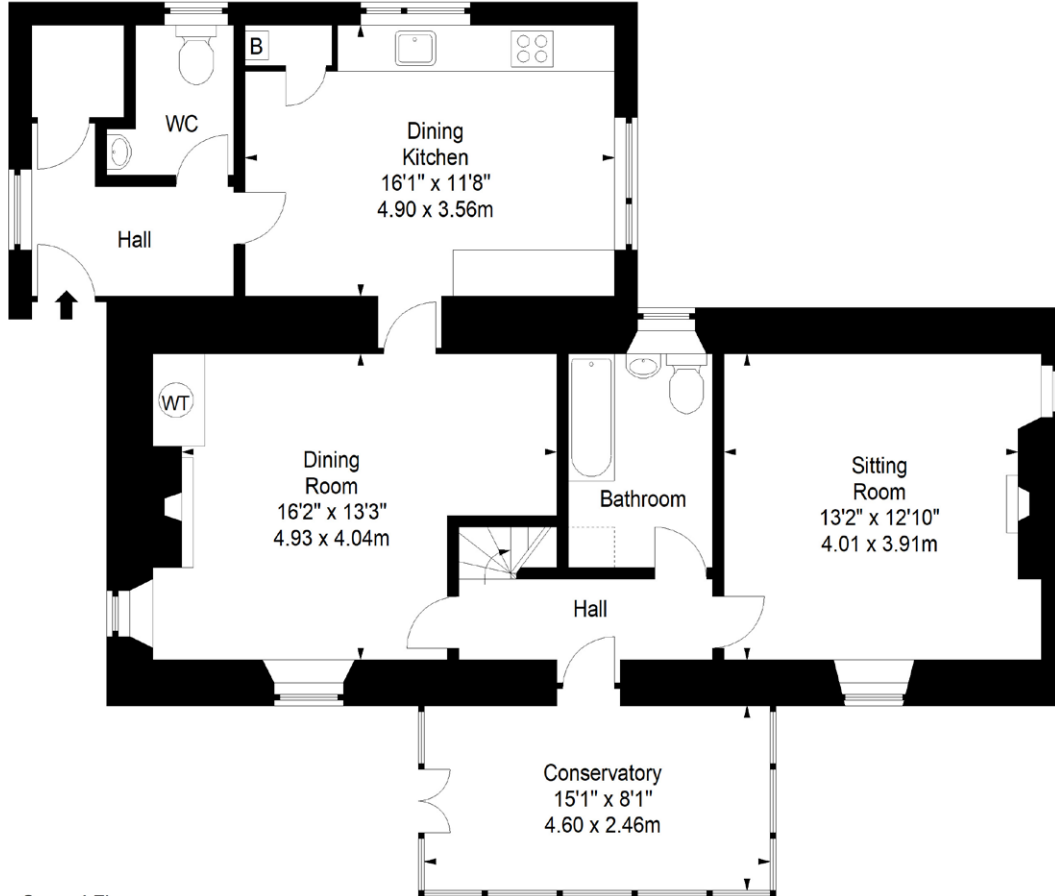
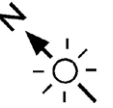
IMPORTANT NOTES

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. 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. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Particulars were prepared and photographs taken in December 2024.

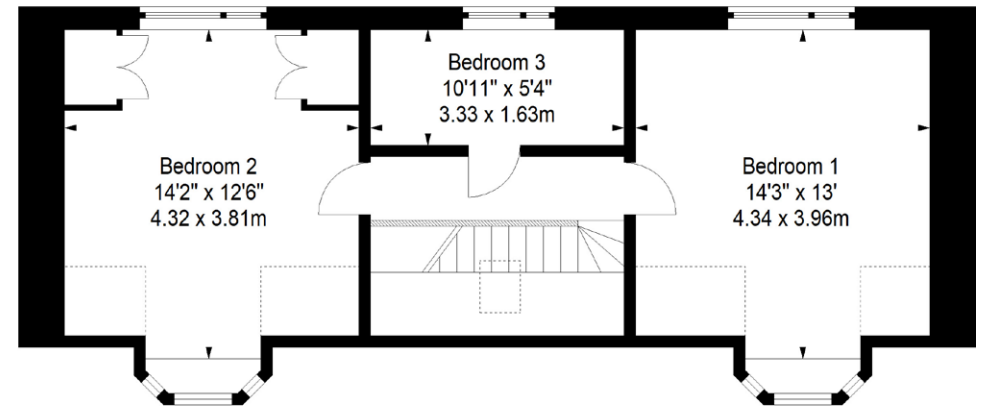
England Farmhouse,
Old Coast Road,
Portlethen,
Aberdeenshire, AB12 4NT



Approx. Gross Internal Area
1528 Sq Ft - 141.95 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Galbraith


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PLEASE RECYCLE