

An aerial photograph of a rural landscape. In the foreground, a farmstead is visible, featuring a large green barn with a grey roof, several smaller stone buildings, and a white house with a blue roof. The farm is surrounded by fields of golden-brown grass and some evergreen trees. In the middle ground, there are large fields of dark brown soil, likely recently plowed, and a road with a white van. The background shows rolling hills under a clear sky, with four white wind turbines visible on a ridge. The overall scene is a mix of agricultural and natural elements.

**Galbraith**

**UPPER AUCHNAGORTH**

NEW BYTH, TURRIFF, AB53 5XS







# UPPER AUCHNAGORTH NEW BYTH, TURRIFF, AB53 5XS

New Byth 1.5 miles ■ Turriff 8 miles ■ Aberdeen 32 miles

**For Sale as a Whole**

**As a whole: Offers Over £1,000,000**

- Traditional 4-bedroom farmhouse with a garden and steading adjacent.
- Large multi-function steel portal frame shed.
- 56.82 hectares (140.4 acres) of productive farmland

**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 **OnTheMarket**





#### LOCATION

Upper Auchnagorth is situated 32 miles northwest of the City of Aberdeen, being 8 miles north east of Turriff and 1.5 miles north east of New Byth in a productive farming area.

#### VIEWING

Strictly by appointing with the sole selling agents -Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: [aberdeen@galbraithgroup.com](mailto:aberdeen@galbraithgroup.com)

#### DIRECTIONS

From New Deer, turn right onto the A948 towards Cuminestown. Pass through Cuminestown, then, after 3 miles, turn left onto an unnamed road signposted for Fintry. Follow this road for 1.5 miles, then turn right at the T-junction onto the A98. After 0.5 miles, you'll reach Upper Auchnagorth Farm, AB53 5XS.

#### SITUATION

Upper Auchanagorth Farm is located approximately 8 miles north east of Turriff in the Buchan area of Aberdeenshire. The farmhouse enjoys a peaceful rural setting with open views across the surrounding countryside. The farm buildings include a traditional steading as well as a modern steel shed, offering extensive space and potential for a variety of uses.

The area is well served by a number of agricultural machinery suppliers, merchants, livestock marts and abattoirs.





Upper Auchnagorth Farm is located approximately 8 miles north east of Turriff, with Monquhitter Primary School in Cuminstown just 3 miles away, with local amenities including a convenience store and post office. Secondary schooling is available in Turriff, which offers a wider range of services, including supermarkets, shops, a fuel station, a medical practice, and a veterinary clinic.

Aberdeen is some 32 miles distant and has a wide range of shopping, entertainment and cultural attractions which one would expect from the Oil Capital of Europe. Private education is available in the city at Robert Gordon's College, St. Margaret's School for Girls and Albyn School. The city also has 2 universities and several colleges for further education. 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 an overnight sleeper service to London.

### DESCRIPTION

Upper Auchnagorth Farm is located in central Aberdeenshire, an area renowned for its productive and fertile land. The holding extends to approximately 56.82 hectares (140.4 acres), excluding roads, yards, and buildings, and benefits from excellent access via the public road network. An internal farm track system provides convenient access to all fields.

### Farmhouse

#### Ground Floor

Dining Room/ Kitchen 4.37m x 4.37m, Shower Room, Hall, Porch, Sitting Room 6.07m x 4.67m, Bedroom 4.75m x 3.33m.

#### First Floor

Bedroom 4.39m x 4.01m, Bathroom, Bedroom 4.83m x 3.07m, Study 2.97m x 1.93m, Bedroom 4.83m X 3.28m.

The farmhouse has recently benefited from an extensive refurbishment and extends to 162m<sup>2</sup>, being double glazing with Oil Central Heating. The Council tax band is C with the EPC rating being G.

### Farm Buildings

Upper Auchnagorth is well equipped with a large steel portal frame general-purpose shed, providing excellent versatility for various agricultural uses.

**General-Purpose Shed** – 30m x 30m, of steel portal frame construction, partially concrete and partially hardcore floor, box profile roof and cladding.

**Traditional Steading** - of stone construction lies adjacent to the farmhouse.





## Land

The land extends to 56.82 hectares (140.4 acres) comprising 15 land parcels. All the fields are currently in grass, being partially fencing.

The land is classified as Grade 3(2) according to the Hutton Institute. The land is well-suited to a range of agricultural uses, including livestock production, rotational grazing, and arable cropping.

The land is registered with SGRPID for IACS purposes and is situated between 110 and 150 metres above sea level. To the north of Field 13 lies a disused quarry with potential for further extraction. Interested parties are encouraged to conduct their own investigations into the mineral potential of the farm.

A stone circle lies to the west of Field 14.

## GENERAL INFORMATION

### SELLERS SOLICITORS

Stewart & Watson, 59 High Street, Turriff, AB53 4EL

### LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA. Telephone 01467 530777.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel: 01467 626222. Farm Code 031/0082.

### METHOD OF SALE

For sale as a Whole.

### BASIC PAYMENT SCHEME

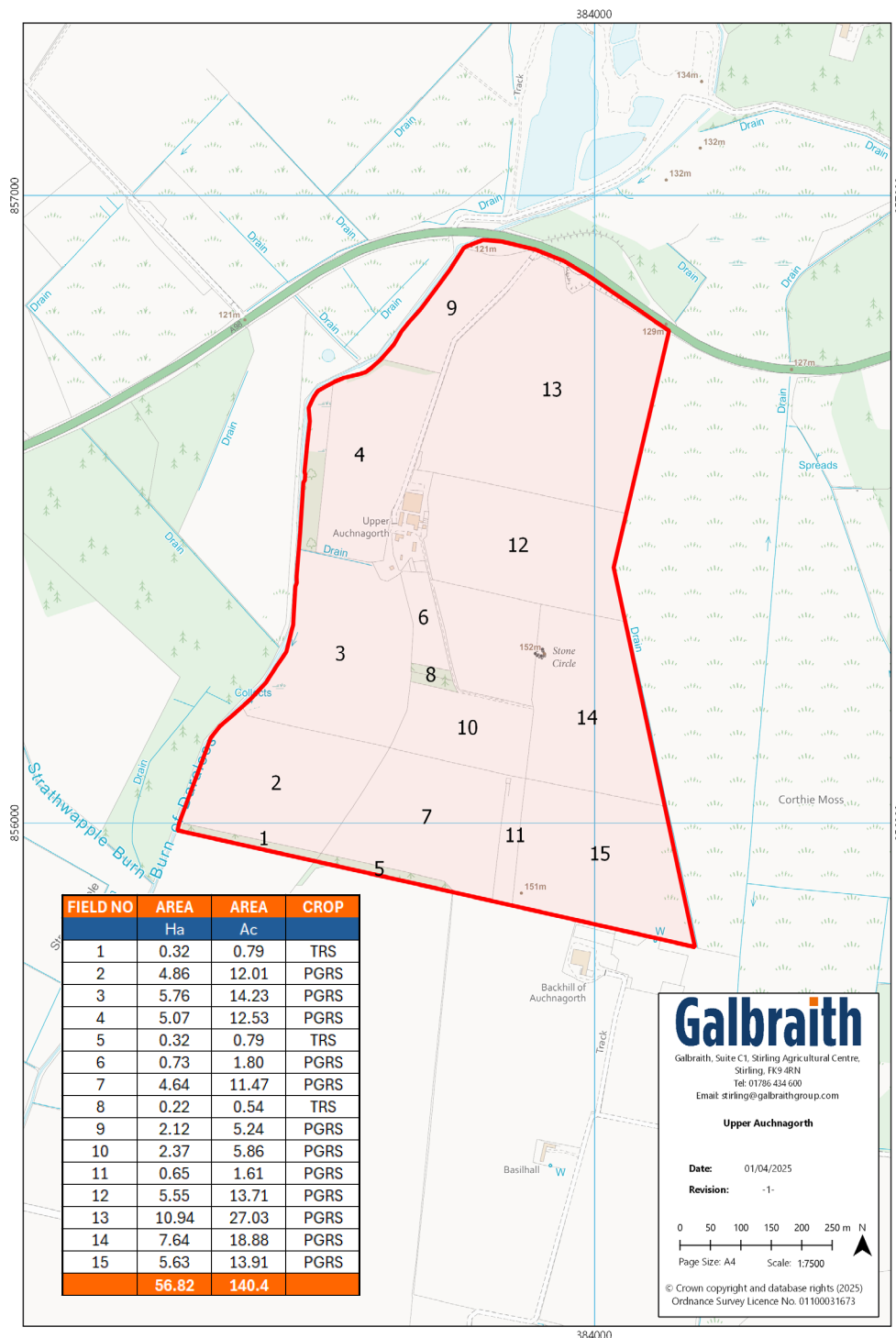
The majority of the land is eligible for claiming Basic Payments. The Basic Payment Scheme entitlements have been established by the seller and are available with the sale of the land. A buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. The buyer(s) 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 2025 for the rest of the scheme year.

### 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.





### **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, roots, silage, whole crop 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: originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or 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 aspects thereof. The farm enjoys private access directly off the public road network.

### **SERVICES**

Upper Auchnagorth is served by a private water supply in addition to mains electricity. Foul water disposal from the farmhouse is via a septic tank and soakaway, which is registered with SEPA.

The farmhouse is heated by oil central heating, along with an open fireplace in the living room.

### **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 the working order of service and appliances.

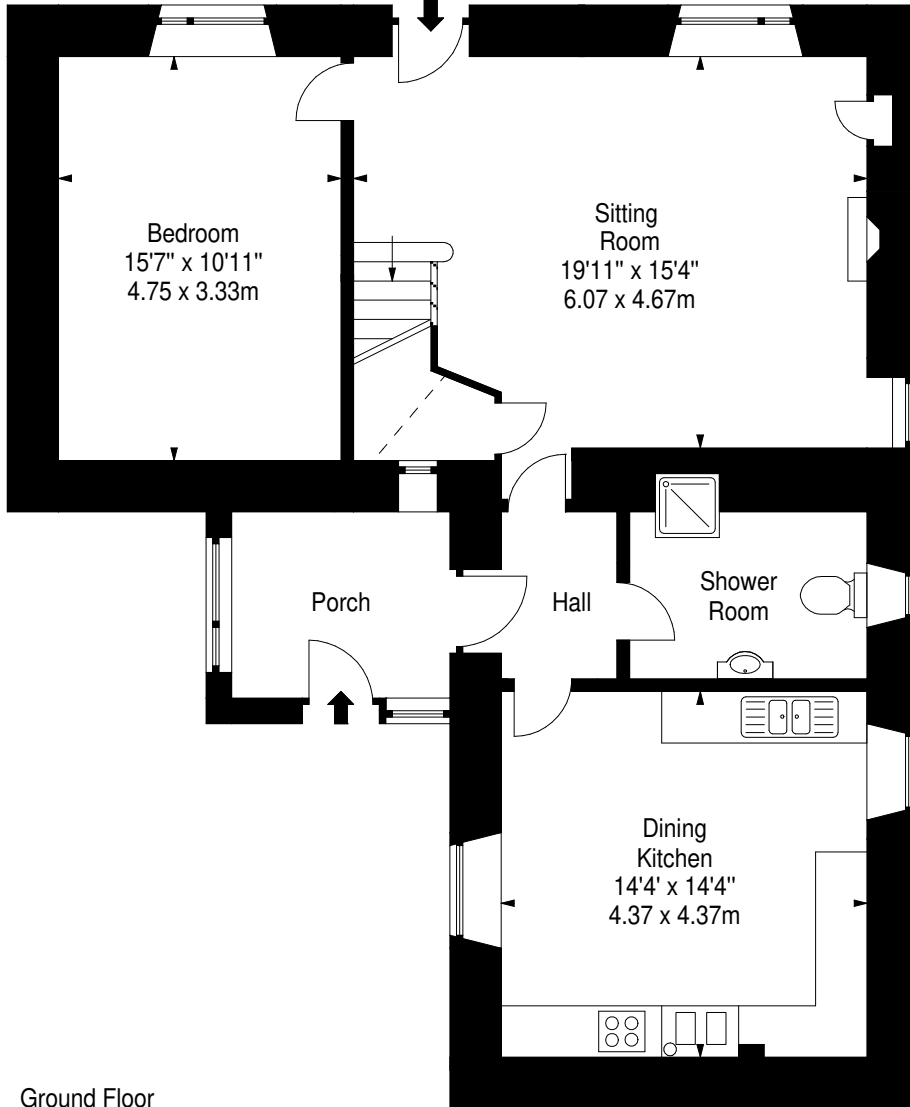
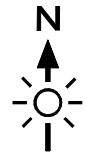
These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. Particulars were prepared and photographs taken in March 2025.



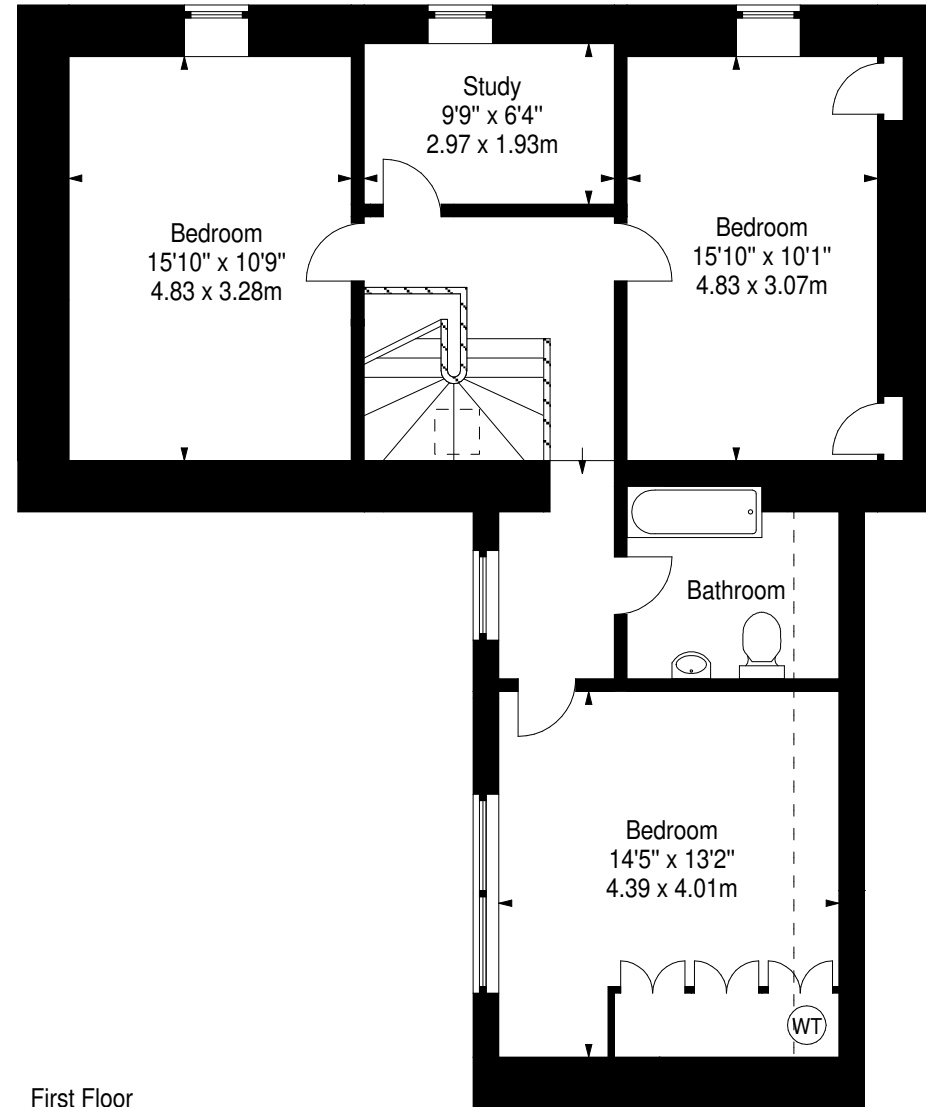
Upper Auchnagorth Farm,  
New Byth,  
Turriff,  
Aberdeenshire, AB53 5XS



Approx. Gross Internal Area  
1748 Sq Ft - 162.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE