



# HORN TOWIE

RUTHVEN, HUNTLY, ABERDEENSHIRE, AB54 4TA

**Galbraith**





HORNLOWIE



# HORN TOWIE, RUTHVEN, HUNTLY, ABERDEENSHIRE, AB54 4TA

A productive lifestyle farm in a sought after area.

Ruthven 2.7 miles ■ Huntly 7.4 miles ■ Keith 6.7 miles.

FOR SALE AS A WHOLE

- 3 Bedroom Farmhouse
- Range of Outbuildings
- Land extending to around 41.20 acres



**Galbraith**

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket

## LOCATION

Horn Towie is situated approximately 2.7 miles east of Ruthven and 7.4 miles north west of Huntly in the county of Aberdeenshire, an area well known for its fertile land.

## 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 the A96 take the unclassified public road signposted Cairnie and Ruthven. After 2.2 miles turn left at School Road, after 0.9 miles turn left at Cuttlehill. Follow the road for a mile and Horn Towie is on the right.

## SITUATION

Horn Towie is located in a tranquil yet accessible position between Keith and Huntly in the county of Aberdeenshire. Huntly is an historic town with a wide range of amenities including primary and secondary schools, two major supermarkets, a good selection of independent shops, sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen (about 44 miles) provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and an airport (about 39 miles) providing regular domestic and international flights.

## DESCRIPTION

Horn Towie is located in the idyllic setting of the Ruthven countryside. With a south-easterly aspect, Horn Towie is a superb opportunity for those seeking a hobby farm or lifestyle property with a quiet, private position in the beautiful Aberdeenshire countryside.

The land lies between 175 and 220 metres above sea level. According to the James Hutton Institute the land is primarily classified as Grades 4(2) with areas of Grade 3(2). The land is registered with SGRPID for IACS purposes.

## The Farmhouse

The farmhouse: extends to 186.45m<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, Utility, Dining Room, Lounge/ Study, Bedroom 3, Bathroom.

First Floor: 2 x Double Bedrooms.

There is room for expansion and renovation within the property from Store rooms to the east and west of the building.

The Dining room and Lounge/ Sitting Room both benefit from cosy woodburning stoves. The garden has an abundance of flowers and shrubs and a small vegetable patch at the front. The property benefits from oil-fired central heating and double glazing.

The Council Tax Band is C.

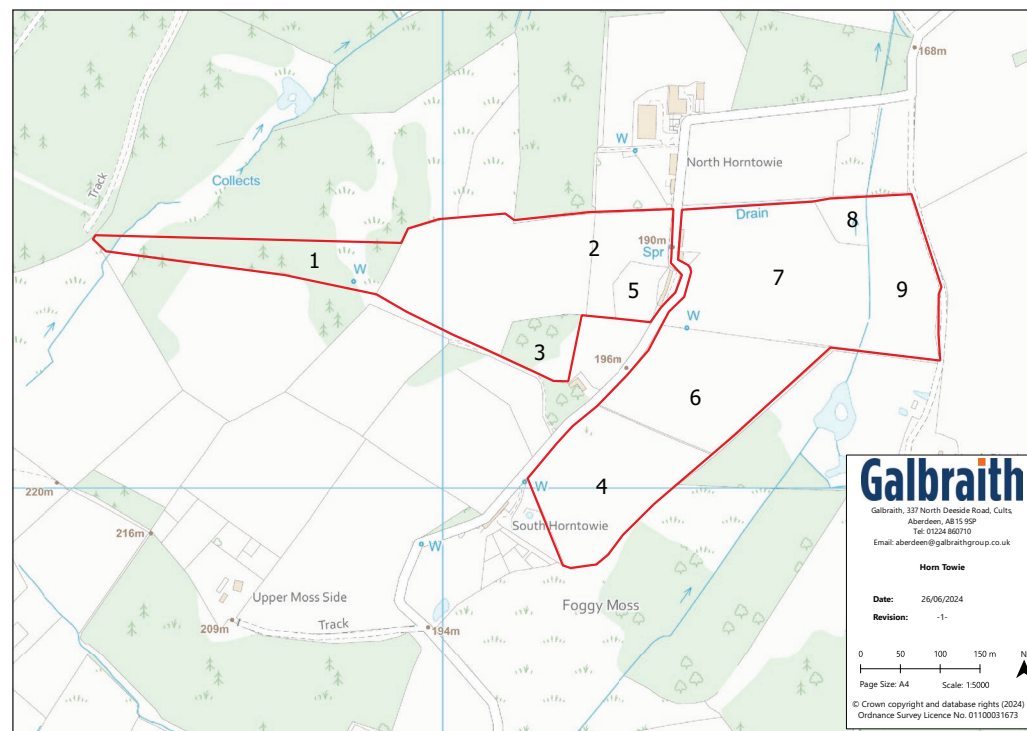
## Outbuildings

The outbuildings comprise 3 buildings which sit on a footprint of 311.5m<sup>2</sup>

- Barn, 8.6m x 21.4m, of timber truss construction, corrugated roof and concrete floor
- General Purpose Store 1, 11.0m x 5.0m, of timber truss construction, corrugated roof and concrete floor with a mezz level
- General Purpose Store 2, 13.95m x 5.2m, of timber truss construction, corrugated roof and earth floor

## The Land

Land extends to 41.20 acres (16.67 hectares) and comprises 9 field parcels. According to the James Hutton Institute the majority of the land is classified as Grade 4(2) with the land to the East being Grade 3(2). The fields are in permanent pasture with the exception of a section of woodland to the West. The land is well fenced and watered.

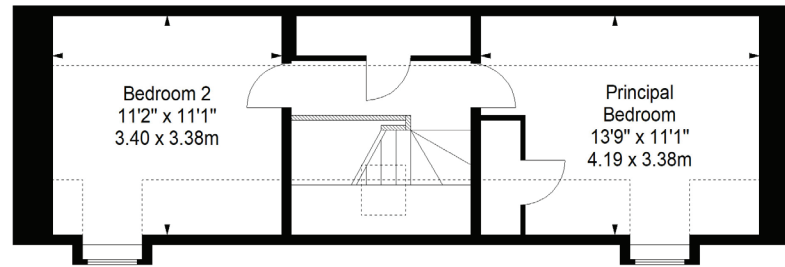




Horn Towie,  
Ruthven,  
Huntly,  
Aberdeenshire, AB54 4TA



Approx. Gross Internal Area  
2007 Sq Ft - 186.45 Sq M  
(Including Stores)  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



Ground Floor



## GENERAL INFORMATION

### LOCAL AUTHORITY

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

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

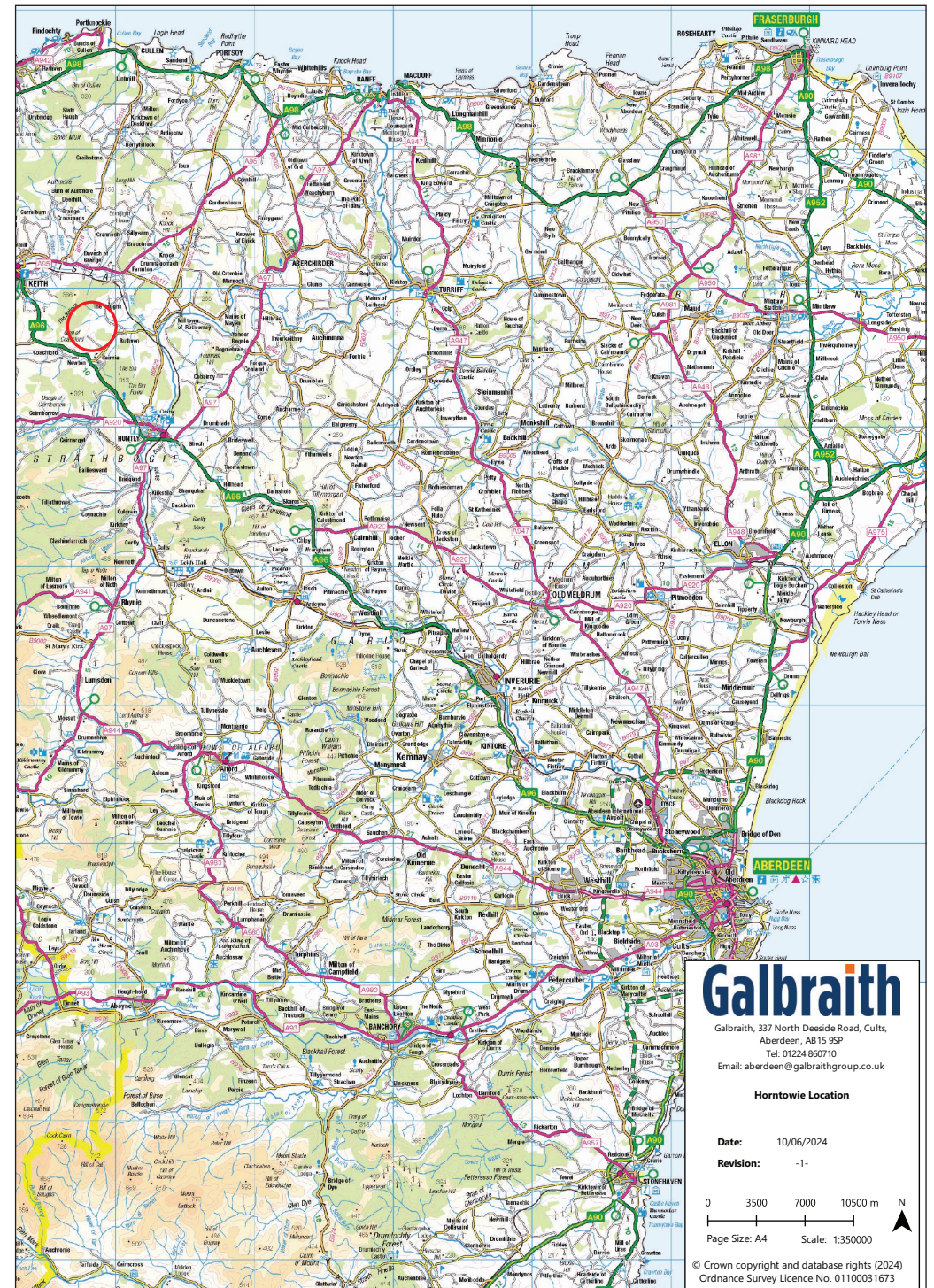
Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 072/0100

### 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.



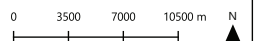
# Galbraith

Galbraith, 337 North Deeside Road, Culter,  
Aberdeen, AB15 9SP  
Tel: 01224 860710  
Email: aberdeen@galbraithgroup.co.uk

**Horncliffe Location**

Date: 10/06/2024

Revision: -1-



Page Size: A4 Scale: 1:350000

© Crown copyright and database rights (2024)  
Ordnance Survey Licence No. 01100031673



### **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. 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 respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

### **ACCESS**

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

### **SERVICES**

Horn Towie is served by a private water supply which serves the farmhouse and traditional steading being sourced from a well in field 2.





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE