

**A RARE OPPORTUNITY TO ACQUIRE A SMALLHOLDING IN KEITH** EXTENDING TO APPROXIMATELY 10.42 HA (25.75 ACRES)

UPPER LYNEMORE FARM • DRUMMUIR • KEITH • BANFFSHIRE • AB55 5PT



**DM HALL**

## HIGHLIGHTS

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- Property lies in a highly scenic rural location
- Approximately 4 miles south of Keith
- Farm outbuildings
- James Hutton Institute Land Capability ranging between Classes 3:2 and 4:1 in quality

Huntly 9.7 miles • Aberdeen 47 miles • Aviemore 47 miles



## LOCATION

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Keith offers a good range of local services including a variety of shops, supermarkets, sports and leisure facilities, both primary and secondary schooling and a railway station. To the south east lies Huntly which also has a good range of amenities and shops whilst Elgin to the north west provides extensive further amenities. 13 miles to the North, lies the popular Speyside village of Fochabers. Aberdeen International Airport is about 42 miles away offering regular domestic and international flights whilst the city of Aberdeen (47 miles) is the 'oil capital of Europe' providing all of the facilities one would expect from a cosmopolitan city including excellent shopping and a superb choice of restaurants, galleries, sports facilities and theatres. Moray (including the historic county of Banffshire) is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath-taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in the region also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

## UPPER LYNEMORE

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Upper Lynemore comprises of a compact farming unit, which extends to approximately 10.42 hectares (25.75 acres) in total and includes a range of farm buildings and an area of farmland.

The property lies in a highly scenic rural location approximately 4 miles south of Keith and approximately 9½ miles northwest of Huntly within Morayshire. The property is also approximately 6 miles northeast of Dufftown.

The property is accessed from a steep farm track which sweeps passed the outbuildings to the entrance of the farmhouse. The house, over one level, has been a much loved family home and is presented in move-in order throughout. The property is thoughtfully laid out and tastefully decorated. There are beautiful gardens to three sides with outstanding panoramic view.



The accommodation provides:

Utility/boot room/larder. Open plan kitchen/dining/living room. Inner hallway. Bedroom 1. Bedroom 2. Bedroom 3. Family shower room (showering cubicle, WC and WHB). WC with WHB.

Council Tax: Band C  
 EPC: D57  
 Heating: Oil Fired Central Heating  
 Drainage: Septic Tank  
 Water: Mains supply

The farm is used for stock farming purposes and the land is generally ploughable and in reasonable order. The soils are described on the Hutton Institute Soil Plans as being mainly humus iron podzols, some brown forest soils and gleys of the Strichen Soil Association. The land undulates towards the south with a mainly easterly aspect and lies at approximately 240 metres above sea level. Field boundaries consist mainly of post and wire fencing which appears to be in reasonable order and generally stock proof.

The land is shown on the Hutton Institute Land Capability for Agriculture Plans as ranging between Classes 3:2 and 4:1 in quality. As such the land is deemed to be suitable for the production of grass for grazing purposes with some limited potential for cropping.

Land at Upper Lynemore Farm	Ha	Acres
Arable/temporary grassland	9.43	23.30
House, Buildings and Roads	0.99	2.45
<b>TOTALS</b>	<b>10.42</b>	<b>25.75</b>

The outbuildings are of mixed repair and provide useful shelter and storage. There is a large hardstanding area located adjacent to the steading which is used for the storage of bales. Mains electricity and private water are connected to some but not all of the buildings.

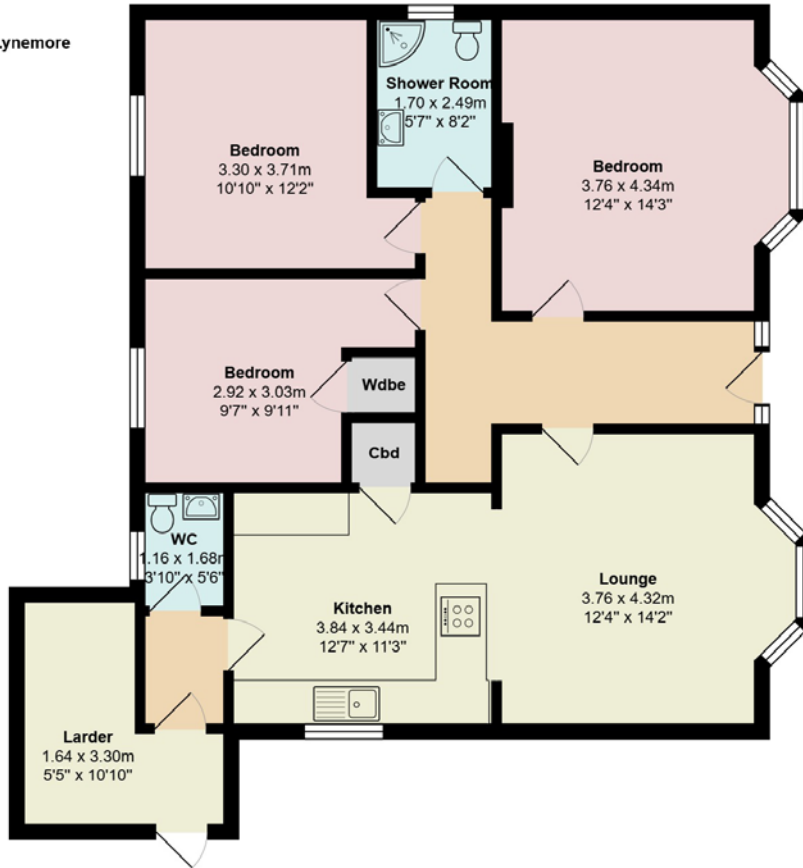
The farm buildings comprise of the following: -

- Cattle Court & Stables (approx. 26.3m x 14.4m & 14m x 5.1m) stone walls, concrete floor, steel sheet roof.
- Store (approx. 14m x 5m) block walls, concrete floor, steel sheet roof.
- Store (approx. 9m x 6m) stone walls, concrete floor, slate roof.
- Dutch Barn (approx. 30m x 5.6m) steel frame, concrete walls and floor, steel sheet roof.
- Cattle Shed (approx. 25.8m x 10m) steel portal frame, slatted concrete floor, concrete walls, steel sheet side cladding and fibre cement sheet roof. Attached Lean To (approx. 25.8m x 6m) steel portal frame, block walls, concrete floor, and steel sheet roof.
- General Purpose Shed (approx. 25m x 15m) steel portal frame, concrete floor, and steel sheet roof.
- General Purpose Shed (approx. 24m x 15m) steel portal frame construction, concrete walls and floor, fibre cement sheet roof and steel sheet side cladding.





## Upper Lynemore



## SEPA/ FLOOD RISK

There are minor sections by the burn on the southern most boundary affected by a risk of surface water flooding. Interested parties should reference the flood maps on <https://map.sepa.org.uk/floodmaps/FloodRisk/Risk>

The land generally appears to be predominantly freely draining and we assume that this is assisted by the easterly slope towards the burn.

## WOODLANDS & FORESTRY

There are some mature coniferous trees located adjacent to the farm steading, but otherwise no areas of woodland of significance. The land capability for forestry is classed as F5.

## BOUNDARIES

The property is accessed from the minor public road, which runs adjacent to the holding, and we assume that full and unrestricted rights of access are in place. The land is generally enclosed by a mixture of stone walls and post and wire fencing of mixed repair. March fencing is maintained on a mutual basis with neighbouring owners. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

## IACS

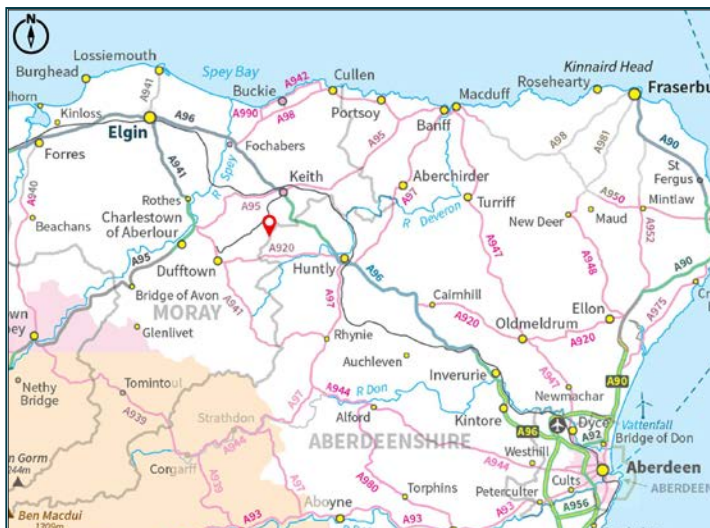
The land is IACS registered. There are no BPS entitlements included with the sale. There are no existing grant schemes in place. A purchaser would have to acquire BPSE and register with the Scottish Government Rural Payments and Inspections Directorate (SGRPID) to establish their own entitlements on the land if applicable.

## RATEABLE VALUE

No rateable value currently applies to this agricultural holding. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).

## ENVIRONMENTAL AND HERITAGE CONSERVATION

We are not aware of any designations however purchasers should make their own enquiries as to environmental or heritage conservation designations over the property as a whole.





## PLANS AND AREAS

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The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE (SGRPID)

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Inverurie (Thainstone) Office  
Scottish Government  
Agriculture and Rural Economy  
Thainstone Court  
Inverurie  
AB51 5YA  
Tel: 0300 2446822  
SGRPID.thainstone@gov.scot

## LOCAL AUTHORITY

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Moray Council  
<http://www.moray.gov.uk/>  
Tel: 01343 543451

## SOLICITOR

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Stewart & Watson  
17-19 Duke St  
Huntly  
AB54 8DL

## THIRD PARTY SERVITUDES AND BURDENS

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The farm is accessed by means of two private farm tracks which lead off the minor public road. We assume that a full and unrestricted right of access is in place. The land is crossed by an electricity pole line for which we assume a Wayleave is in place. The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.





## HEALTH AND SAFETY

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This is an agricultural property and appropriate caution should be exercised at all times, particularly in reference to the farm buildings, uneven land surfaces and livestock. Please note that no asbestos surveys have been carried out on any of the outbuildings.

## VIEWINGS

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Are by appointment and will be accompanied. Viewers should ensure compliance to the Scottish Outdoor Access Code is adhered to at all times and that appropriate caution is exercised at all times in relation to livestock and agricultural vehicles.

## DIRECTIONS

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The postcode AB55 5PT will direct you to Upper Lynemore, which will also be identified by a DM Hall 'For Sale' board. Alternatively, please use the following link: [///gratuity.unscathed.com/channel](https://www.gratuity.unscathed.com/channel)

## CLOSING DATE

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It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## ENTRY

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By mutual agreement.

## OFFERS

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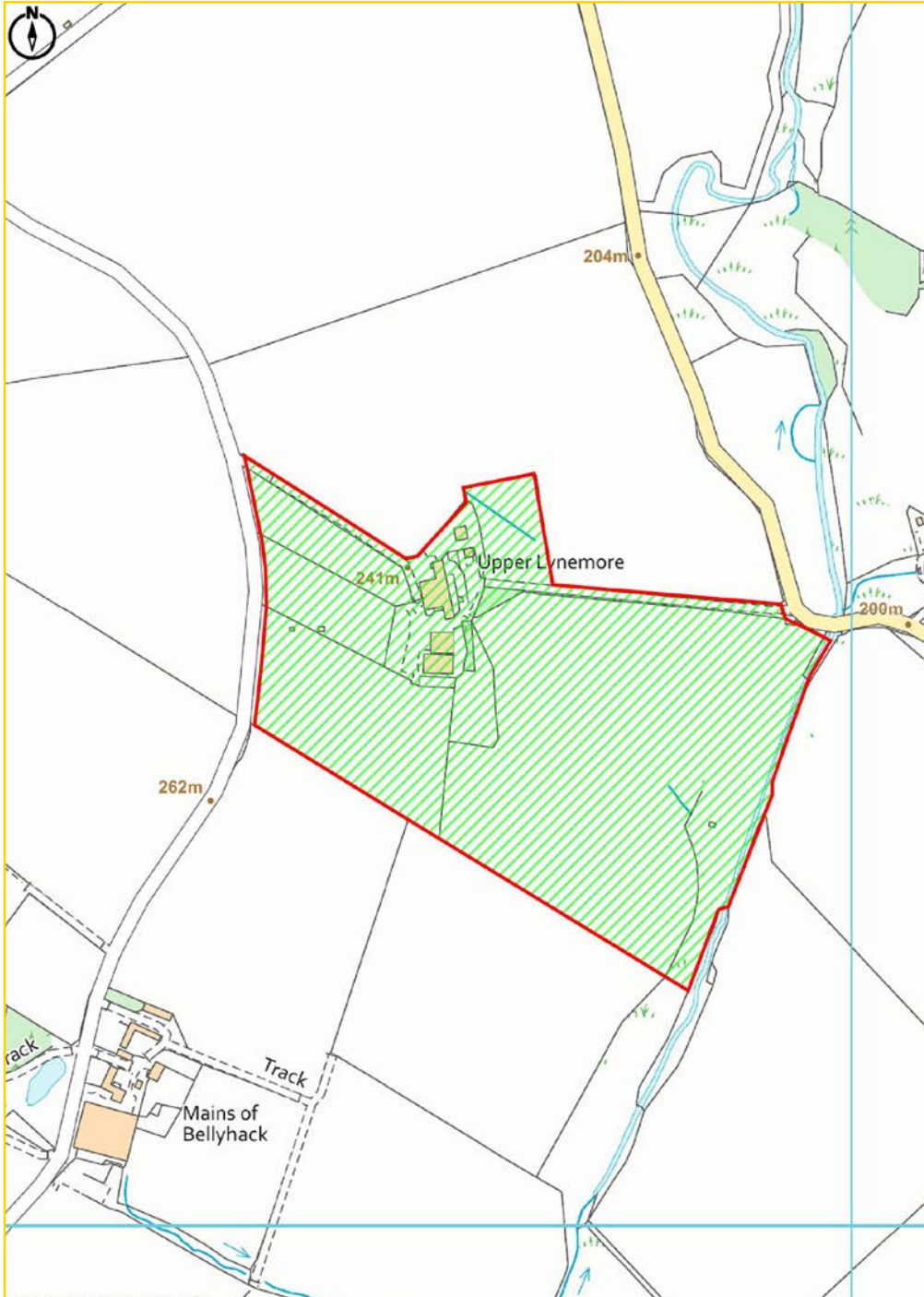
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

## ANTI-MONEY LAUNDERING COMPLIANCE

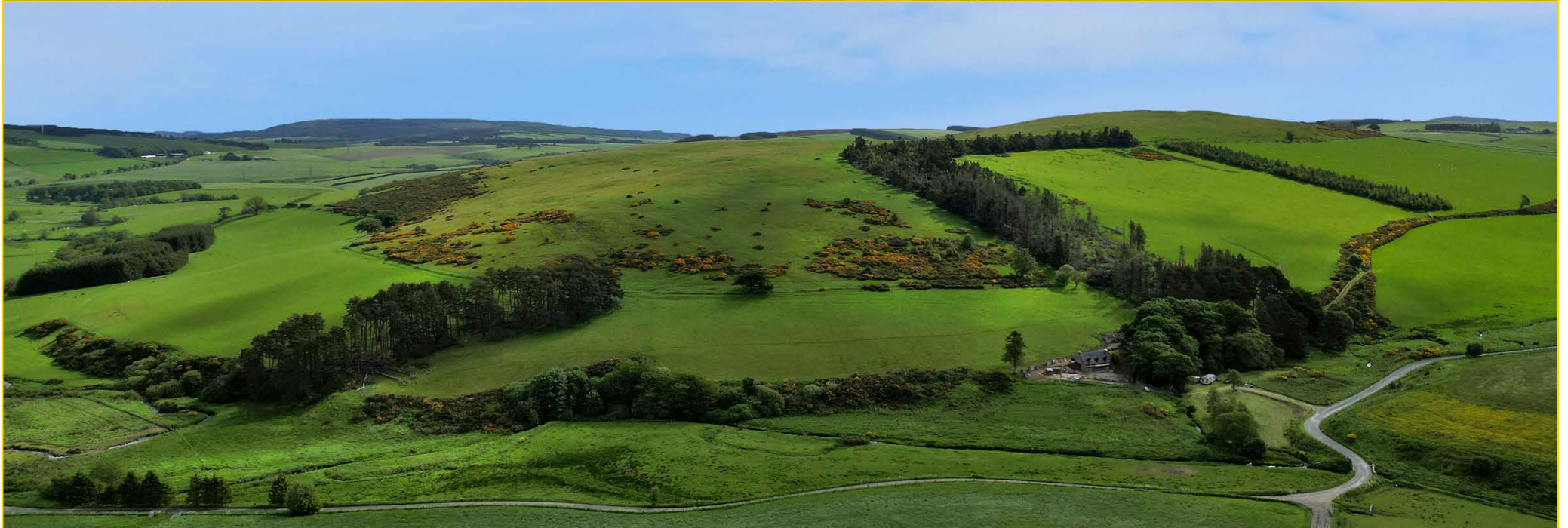
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DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.











# DM HALL

#### PARTICULARS AND MISREPRESENTATION

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