

An aerial photograph of the Skene Estate in Dunecht, Westhill, Aberdeenshire. The image shows a large, lush green forest in the foreground, with a small white house and outbuildings nestled within it. Beyond the forest, there are rolling green fields and a small cluster of buildings. In the background, more fields and distant hills are visible under a blue sky with scattered white clouds.

SKENE ESTATE

Dunecht, Westhill, Aberdeenshire

A stylized blue logo consisting of a triangle with a smaller triangle inside it, pointing downwards.

BIDWELLS

SKENE ESTATE

Dunecht • Westhill • Aberdeenshire • AB32 7BL

Skene Estate provides a rarely available package comprising prime arable farmland, woodland, two residential properties, farm steadings, a large walled garden and consent for further development. Extending to approximately 585 acres (236 hectares) in all.

*Aberdeen 12 miles, Dundee 70 miles, Aberdeen Airport 9 miles, Edinburgh Airport 130 miles
(all distances are approximate)*

- Approximately 261.59 acres (105.86 hectares) of primarily Grade 3.1 arable land
- Approximately 70.19 acres (28.41 hectares) of primarily Grade 3.2 grazing land
 - Amenity and commercial woodlands
 - Two residential properties
- Farm steadings at Upper Affloch and Mains of Skene
- Consent for housing development at Mains of Skene together with former farmhouse offering opportunity for refurbishment
 - Enchanting walled garden with potential for variety of uses or reinstatement as working garden
 - Barony of Skene Title
- Great commuter location with easy airport and road links



"AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE
A SUBSTANTIAL AND HIGHLY PRODUCTIVE
AGRICULTURAL ESTATE WITH SIGNIFICANT
DEVELOPMENT POTENTIAL TOGETHER WITH
THE BARONY OF SKENE TITLE"

Lot 1 – Mains of Skene

Offers Over £1,600,000

Lot 2 – Land at Upper Affloch

Offers Over £1,550,000

Lot 3 – Land at Craigiedarg

Offers Over £35,000

Lot 4 – Crow Lodge

Offers Over £230,000

Lot 5 – South Lodge

Offers Over £240,000

Lot 6 – Skene Moss West

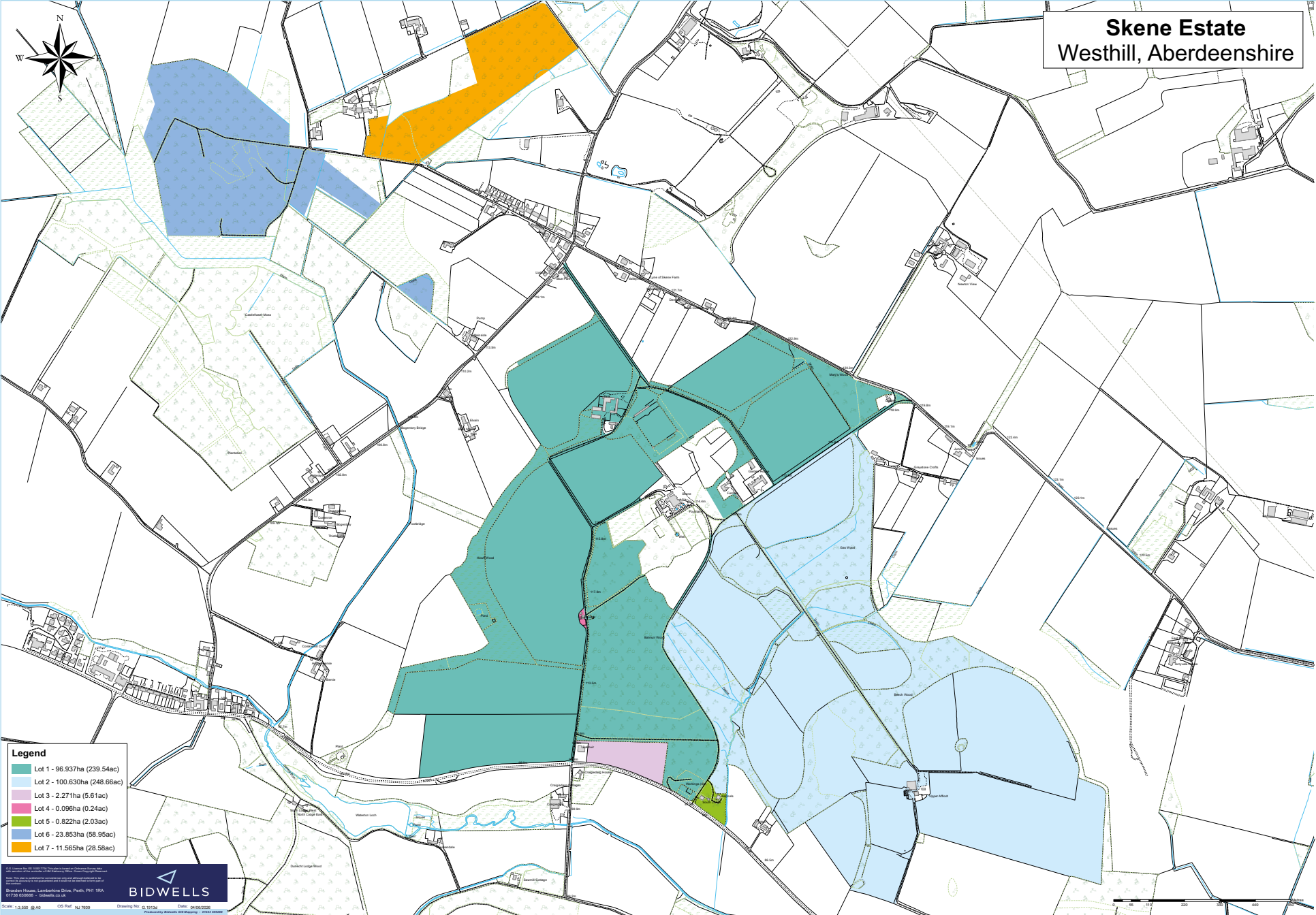
Offers Over - £110,000

Lot 7 – Skene Moss East

Offers Over £60,000

FOR THE WHOLE

Offers over £3,825,000





INTRODUCTION TO SKENE ESTATE

Skene Estate provides a rare opportunity to acquire a productive agricultural estate in a magnificent rural Aberdeenshire location yet well connected via the new Aberdeen Western Peripheral Route (AWPR) and the nearby Aberdeen airport.

Extending to some 585 acres (236 Hectares) of productive agricultural land and mixed commercial and amenity woodlands together with a Category C listed Gate Lodge, a further residential cottage, a significant traditional farm steading with planning consent for the development of 5 residential properties and extension and refurbishment of the original farmhouse, a general purpose agricultural shed and yard space and an extensive Category B listed, 18th century walled garden offering potential for a variety of uses.

Of the land, 261.58 acres (105.86 hectares) has been farmed under contract for over five years producing a range of high yielding cereal crops on rotation. The balance of the agricultural land of 56.18 acres (22.74 hectares) is better suited to livestock grazing and has been let on a seasonal basis in recent years. The current grazier has also taken a winter lease of the steadings at Upper Affloch with muck being returned to the arable ground.

The Walled Garden extends to approximately 2.55 acres (1.03 hectares) with stone rubble walls and a feature stairway to a raised area at the north end. Whilst currently laid to grass, this magnificent garden presents a range of opportunities for diversification and alternative use subject to obtaining consents or could otherwise be restored to a productive kitchen garden.

The whole Estate sits to the north of the A944 and is accessed via a series of private driveways and track networks. Access can also be taken via the B9126 from the north.

The lands of Skene were erected into a barony in the early 14th century by King Robert the Bruce and the title remains held with the Estate today.

LOCATION

Located to the north of the village of Dunecht, Skene Estate is a short drive from Westhill offering all local amenities such as supermarkets, Post Office, bakers, butchers, pharmacy, craft and gift shops, a selection of cafés, in addition to a medical centre, dentist, mechanics and local schools for both primary and secondary education.

Private schooling is available locally at Albyn School, Robert Gordons College and St Margarets School for girls.

The city of Aberdeen lies to the east providing extensive recreational facilities, including a wide range of gyms, golf courses and coastal walks along its expansive sandy beach. The city boasts an excellent range of restaurants, cafés, shops and retail centres, including Union Square, as well as a lively arts scene with venues such as His Majesty's Theatre, the Music Hall, and the Aberdeen Art Gallery.

The city is also home to two universities — the historic University of Aberdeen and Robert Gordon University — alongside further education at North East Scotland College and the Scottish Rural College (SRUC).

In addition, Aberdeen offers all the services expected of a major regional centre, including the Aberdeen Royal Infirmary, a full range of professional services, and excellent transport connections via Aberdeen International Airport and mainline rail links, offering direct services to destinations including Edinburgh, Glasgow and London.



HISTORICAL NOTE

The region encompassing Skene exhibits evidence of prehistoric human activity, consistent with broader patterns of early settlement in Aberdeenshire, where Neolithic and Bronze Age communities constructed ceremonial monuments. Archaeological finds include a Neolithic polished felstone axe discovered in the parish, alongside the Cullerlie Stone Circle, situated near Garlogie within the modern parish boundaries, dating to around 2000 BC and featuring eight standing stones enclosing a central area used for cremations, indicative of ritual practices in the Bronze Age.

The Gaelic name of the area, Sgainn, likely evolved from earlier linguistic forms and may derive from sgian, meaning "knife" or "dagger," tied to a medieval tradition associating the locale with royal hunting grounds in the Forest of Stocket.

During the medieval period, Skene formed part of the ecclesiastical structure of the Diocese of Aberdeen, established in the 12th century as part of Scotland's parochial reorganization under David I. The parish itself emerged as a dependent vicarage under the mother church of Kinkell, serving local communities with a church located near the ancient Roman road from Normandykes to Donside.

The lands of Skene were erected into a barony in the early 14th century by King Robert the Bruce and the Title remains with the Estate today.

Skene has long been recognised as a traditional farming community in Aberdeenshire. In the late 18th century, the parish encompassed approximately 10,500 acres primarily dedicated to arable and pasture land. Historical records from the late 18th century describe the parish's soils as generally fertile, supporting a mix of cultivation and grazing.

SURROUNDING AREA

The surrounding land is predominantly used for arable agriculture interspersed with a mixture of amenity and commercial woodlands/ forestry, small residential building groups and individual houses in addition to the patchwork of larger private estates scattered across the county.

The area is well known for its ties to agriculture forming part of the productive north-east farming landscape. The Aberdeen and Northern Marts Thainstone centre is less than 10 miles with regular livestock, feed and machinery sales. A number of other machinery merchants operate locally. The United Auctions Huntly mart is located approximately 30 miles to the north west of Skene Estate.

The area is surrounded by some of the most impressive architecture in what has been referred to as the 'Castle Capital of Scotland' with the castle trails, ancient archaeology and dramatic landscapes providing excellent opportunities for walking, wildlife watching and exploring the rolling countryside.

The nearby Loch of Skene, a designated Site of Scientific Interest is renowned for its birdwatching and wintering wildfowl whilst Brimmond Hill Country Park offers fantastic accessible walking trails and views across Aberdeen City, the North Sea and surrounding countryside.

Westhill is a thriving town known for its strong independent shopping scene, boutique cafes, and excellent local dining.

Water sports are well catered for within the wider area with a number of lochs, rivers and the coast providing a range of outdoor pursuits. The dramatic Aberdeenshire coastline presents excellent conditions for activities such as surfing, sailing, paddleboarding and is a popular destination for both beginners and experienced enthusiasts alike.

For the equine market, the surrounding area is well serviced in terms of competition and recreation venues with an abundance of quiet woodland tracks and open countryside ideal for hacking. The Deeside Branch of the Pony Club and Bennachie Branch of the Pony Club are both active member organisations hosting regular rallies and competitions throughout the year. In addition, Ythan Riding Club offers a busy calendar of events for all ages.

For the golfer, there are several fine courses within striking distance with Westhill, Craibstone, Banchory, Kemnay and Insch all providing 18-hole courses locally and the Trump International Golf Links and Royal Aberdeen Golf Club both within easy reach of the Estate also. There are also several very interesting 9-hole courses scattered across the local area providing more relaxed and accessible play.

Field sports and fishing can also be catered for by many of the neighbouring estates with day tickets for salmon and sea trout fishing on the Rivers Dee, Don, Devron and Ythan, to name just a few. Formal driven shooting, as well as walked up or rough days in addition to stalking can also be arranged nearby.





LOT 1 – MAINS OF SKENE

Mains of Skene Farm extends to approximately 212.04 acres (85.81 hectares) of class 3.1 arable farmland and woodland together with farms steadings, derelict farmhouse and a sizeable walled garden.

This highly productive arable ground has been well managed yielding high quality cereal crops year on year whilst operated under a contract farm agreement.

The land ranges in altitude between 90 and 140 meters above sea level and is presently divided into 12 separate field areas, the majority of which are well suited to modern mechanised farming practices.

The Farmhouse, now requiring significant renovation and modernisation provides an opportunity to create a central residential farmhouse unit or to provide additional accommodation for an expanding agricultural business. Planning consent has been granted under planning reference APP/2024/1092 to create 5 houses on the site presenting a fantastic opportunity for generating further income. The consent includes the extension and renovation of the Farmhouse.

The Walled Garden extends to approximately 2.55 acres (1.03 hectares) with stone rubble walls and a feature stairway to a raised area at the north end. Whilst currently laid to grass, this magnificent garden presents a range of opportunities for diversification and alternative use subject to obtaining consents or could otherwise be restored to a productive kitchen garden.

The Balmuir Wood adds a further diversified income opportunity. It comprises of approximately 29 acres (11 hectares) of commercial conifer, predominantly Sitka Spruce. Compartments in the east have been replanted and in the west there are two compartments of mature Sitka and Norway spruce in mixture. Together these woodlands provide the opportunity for immediate and longer-term income from the sale of timber. West of the tarmacked drive there is also 24 acres (10 hectares) of broadleaf woodland with occasional conifers throughout giving the woodland a nice balance of economic and environmental benefits all with easy access from the tarmacked drive.

LOT 2 – LAND AT UPPER AFFLOCH

Upper Affloch extends to approximately 267.25 acres (108.16 hectares) of arable, grazing and amenity woodland together with a large, flexible general purpose shed and yard space suitable for storage or housing of livestock whilst offering potential for a variety of diversified uses subject to obtaining the relevant consents.

The land within Upper Affloch is made up of around 139.42 acres (56.42 hectares) of productive class 3.1 arable cropping ground with an additional 58.97 acres (23.87 hectares) of class 3.2 and 4.2 grazing land. The balance is made up of mature amenity woodland and tracks.

The land ranges in altitude between 90 and 130 meters above sea level and is presently divided into 16 separate field areas, the majority of which are well suited to modern mechanised farming practices.

The Gas Wood comprises of around 42 acres (17 hectares) of mature broadleaf woodland and 10 acres (4 hectares) of commercial spruce plantation. The broadleaves provide significant amenity value and enhance the already exceptional views and feel of the surrounding fields with the Spruce providing a long-term income for the purchaser. The woodland is accessed by a farm track that runs parallel with the woodland.



LOT 3 – LAND AT CRAIGIEDARG

Extending to approximately 5.51 acres (2.23 hectares) of class 3.1 land, this single paddock is easily accessed directly from the A944 and presents a fantastic opportunity for an equestrian or lifestyle purchaser to acquire a manageable block of land. The field is stock fenced with a drystone dyke to the north boundary and surrounding woodland providing natural shelter and shade. A water trough supplies the field served by a private supply.

Access to this field is taken via a shared private track avoiding the need to turn directly off the main road. The land sits at an altitude of 100 meters above sea level.

CROPPING SCHEDULE (LAST 5 YEARS)

Field No.	LPID	Area		Cropping				
		Acres	Hectares					
LOT 1								
1	NJ/76229/09152	20.66	8.36	GCM	WOSR	WW	SB	SB
2	NJ/76248/08995	18.90	7.65	SB	WOSR	WW	SB	SB
3	NJ/76366/09541	35.73	14.46	WOSR	WW	SB	SB	FALW
4	NJ/76485/10104	21.28	8.61	SB	SB	SB	SB	SO
5	NJ/76595/09800	13.84	5.60	WOSR	WW	SB	SB	SO
6	NJ/76979/10129	11.76	4.76	SB	SB	SB	FALW	WW
7	NJ/76190/09382	0.91	0.37	RGR	RGR	RGR	RGR	RGR
8	NJ/76240/09332	11.74	4.75	PGRS	PGRS	PGRS	PGRS	PGRS
9	NJ/76497/09929	1.66	0.67	PGRS	PGRS	PGRS	PGRS	PGRS
10	NJ/76630/09954	2.57	1.04	RGR	RGR	RGR	RGR	RGR
11	NJ/76740/09966	2.15	0.87	PGRS	PGRS	PGRS	PGRS	PGRS
12	NJ/76833/10004	3.56	1.44	PGRS	PGRS	PGRS	PGRS	PGRS
24	NJ/76967/09603	2.62	1.06	WBS	WBS	WBS	WBS	WBS
13	Balmuir wood (Commercial)	52.63	21.30	TREES	TREES	TREES	TREES	TREES
14	Balmuir wood (east) (commercial)	14.65	5.93	TREES	TREES	TREES	TREES	TREES
LOT 2								
15	NJ/76995/09357	18.26	7.39	SB	SB	SB	WW	SO
16	NJ/77159/09985	16.58	6.71	SB	SB	SB	FALW	WW
17	NJ/77207/09739	15.89	6.43	SB	GCM	SB	SB	SB
18	NJ/77315/08704	7.61	3.08	SB	GCM	WW	SB	So
19	NJ/77445/08579	4.35	1.76	SB	GCM	WW	SB	SO
20	NJ/77466/08750	6.72	2.72	SB	GCM	WW	SB	SO
21	NJ/77584/09003	9.69	3.92	WW	SB	SB	SB	SO
22	NJ/77849/08736	33.56	13.58	SB	SB	SB	SB	SB/SPOT
23	NJ/77849/09016	26.76	10.83	WW	SB	GCM	WW	SO
25	NJ/77100/09017	12.03	4.87	PGRS	PGRS	PGRS	PGRS	PGRS
26	NJ/77211/09209	12.33	4.99	PGRS	PGRS	PGRS	PGRS	PGRS
27	NJ/77280/08945	19.64	7.95	RGR	RGR	RGR	RGR	RGR
28	NJ/77370/09317	3.90	1.58	RGR	RGR	RGR	RGR	RGR
29	NJ/77396/09224	5.63	2.28	PGRS	PGRS	PGRS	PGRS	PGRS
30	NJ/77441/08888	2.82	1.14	PGRS	PGRS	PGRS	PGRS	PGRS
31	Beech wood (Amenity)	19.64	7.95	TREES	TREES	TREES	TREES	TREES
32	Gas wood (lower) (Amenity)	12.36	5.00	TREES	TREES	TREES	TREES	TREES
33	Gas wood (upper) (Amenity)	29.18	11.81	TREES	TREES	TREES	TREES	TREES
34	Marys wood (Amenity)	7.68	3.11	TREES	TREES	TREES	TREES	TREES
LOT 3								
35	NJ/76638/08948	5.51	2.23	PGRS	PGRS	PGRS	PGRS	PGRS





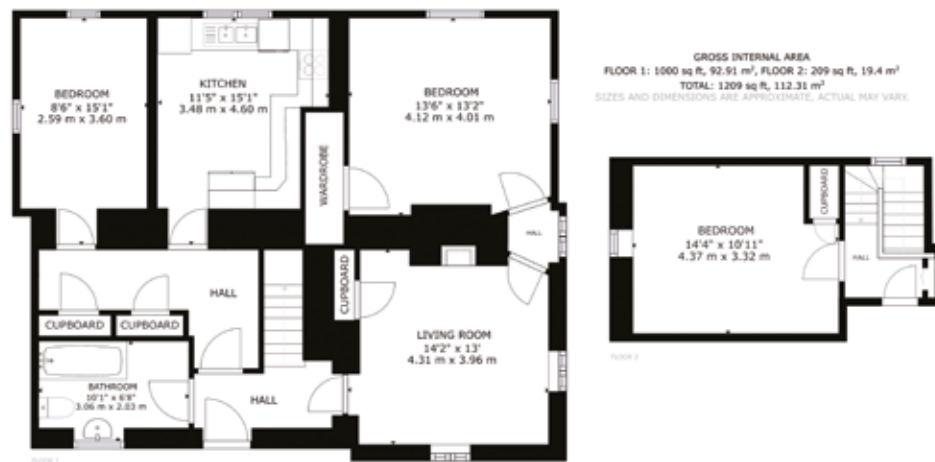
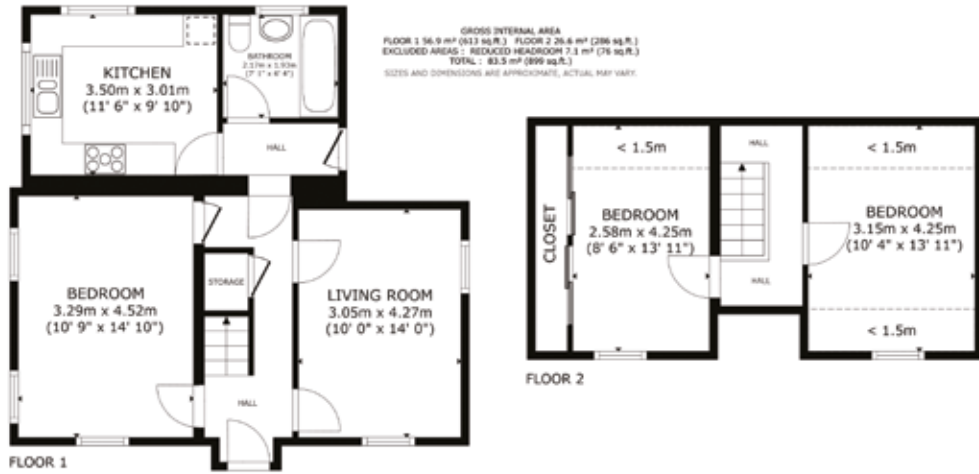
LOT 4 – CROW LODGE

A delightful three bedroom cottage accessed via a private track from the A944 of traditional stone construction, now whitewashed with a pitched timber framed slate covered roof, large garden and shed space. Set away from the main road, this cottage offers a fantastic opportunity to acquire a truly rural home whilst still in easy reach of nearby amenities.

A spacious dining kitchen, family bathroom and large living room with an open fire create a comfortable family home with a spacious double bedroom on the ground floor and a further two bedrooms on the first floor. The Lodge benefits from an oil central heating system and is double glazed throughout.

CROW LODGE RATES & HOME REPORT

Council Tax Band: D
Home Report Value: £230,000 - Home Report Available on Request
EPC Rating: D with potential to achieve A



LOT 5 – SOUTH LODGE

A charming traditional Gate Lodge of stone and lime construction under a pitched timber framed under slate roof extending to three bedrooms. The Lodge is category B listed and benefits from wrap around gardens, private parking and useful shed spaces.

The Lodge is comprised of dining kitchen, large family living room with wood burning stove, two spacious bedrooms on the ground floor and a further double bedroom on the first floor. This characterful property has a modern electric heating system throughout and whilst some renovation and modernisation is required, the Lodge will appeal to a variety of purchasers seeking a well appointed rural home.

Externally, South Lodge benefits from a well proportioned wrap around garden and a range of useful outbuildings together with a useable kennel block.

SOUTH LODGE RATES & HOME REPORT

Council Tax Band: D
Home Report Value: £240,000 - Home Report Available on Request
EPC Rating: F with potential to achieve B



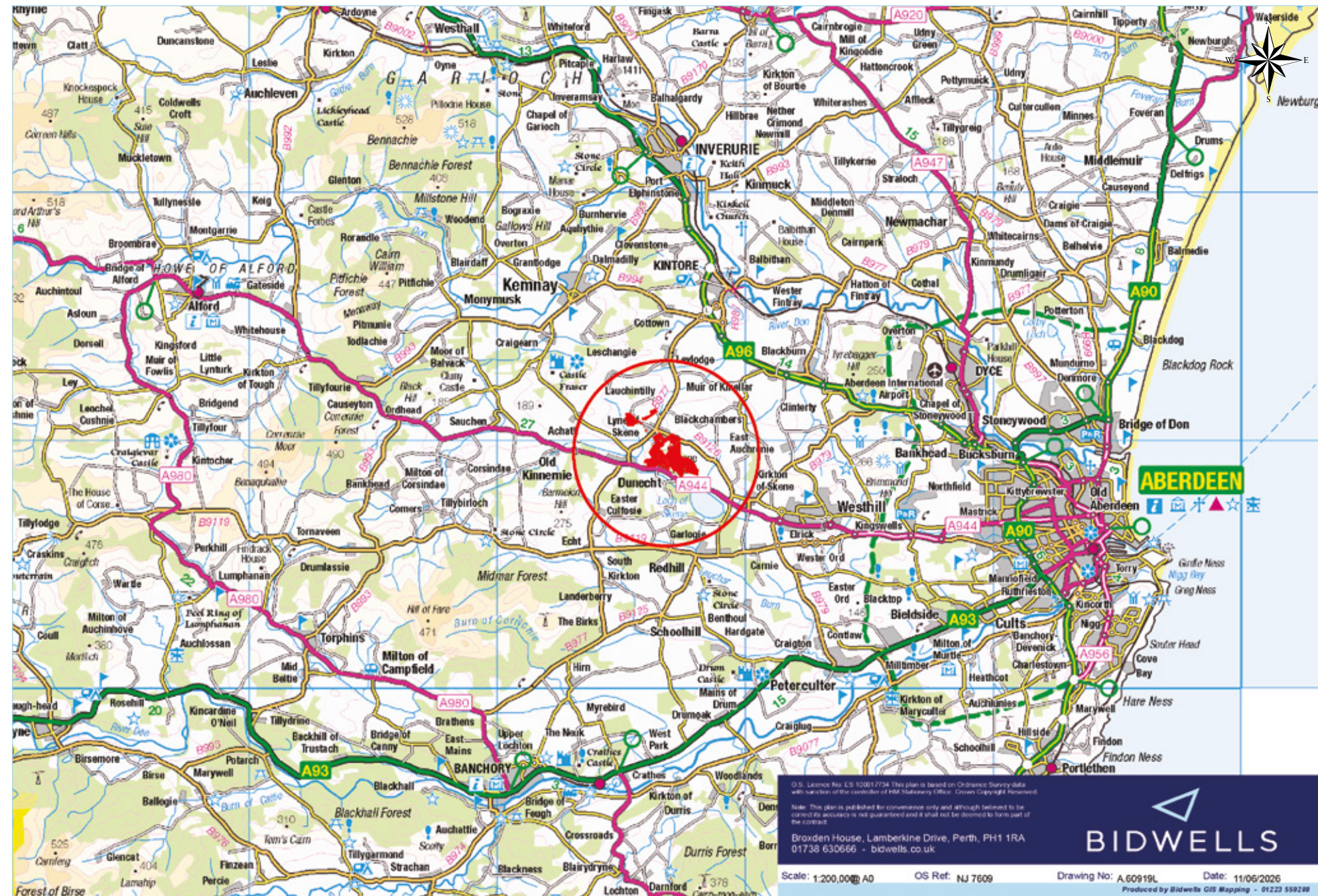
LOT 6 – SKENE MOSS WEST

Skene Moss West extends to around 56 acres (22 hectares) of mixed native woodland primarily made up of Scots pine and Birch. This tranquil spot will appeal to amenity and recreation purchasers. With good access from the public road, a well-established footpath around the outskirts of the property allows for fantastic views out over the Aberdeenshire countryside. The property provides significant ecological habitat value with variation in woodland type including areas of scrub and 'wet' woodlands dominated by birch and willow species, and Pine dominated woodlands on drier ground and slopes.



LOT 7 – SKENE MOSS EAST

Skene Moss East extends to around 28.58 acres (11.57 hectares) of mixed native woodlands of predominantly Scots pine and birch. The property has two distinct areas: a more open area in the north comprising of heathland and thinned Scots Pine, and a more unbroken Scots Pine and birch woodland interspersed with a variety of native broadleaves. Public roads border three sides of the woodland allowing for ease of access at various entry points and there are numerous informal paths through the woodland.



GENERAL REMARKS & STIPULATIONS

FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 5 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of land in flood plains and therefore potentially at risk of flooding by river or sea. We note from enquiries made on the website that the Property falls outside an indicative flood plain but there could still be localised effects from flooding in some places.

CLAWBACK AGREEMENT

Subject to the detail contained in offers received, the seller may seek the inclusion of a clawback arrangement over all or part of the property.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. For the personal safety of interested parties, please be aware of potential hazards at the property as the buildings and land may be in temporary use for livestock handling or other agricultural operations.

BARONY

The title of Skene Estate includes title to the Barony of Skene which is available by separate negotiation.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

DATE OF ENTRY

To be mutually agreed in writing.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold).

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

RESTRICTIONS & THIRD PARTY RIGHTS

The property will be sold subject to and with the benefit of all servitude rights, burdens, reservations and other third party rights howsoever constituted.

SERVICES

The property is sold subject to and with the benefit of all existing private and mains services including electricity, drainage and water.

Property	Council Tax	Drainage	Water	Double Glazing	Heating	EPC Rating	Broadband
South Lodge	D	Private	Private	Single	Electric	E	Fibre Available
Crow Lodge	D	Private	Private	Part	Oil	D	Fibre Available
Mains of Skene	E	Private	Private	Full	Electric	F	Fibre Available

**Home Report available on request*

***Please note we have compiled this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get is dependent on a number of factors and may differ between providers. We would strongly recommend you check Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider direct to ascertain the level of service they can provide for you.*

ENVIRONMENTAL, HISTORICAL & ARCHITECTURAL DESIGNATIONS

The Skene House Walled Garden is Category B Listed (LB16502). The South Lodge is Category C Listed (LB16503). The property is not located within a conservation area.

FINANCIAL GUARANTEE/ ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

PLANNING PERMISSION

The estate is offered together with and subject to all planning permissions and conditions and pending planning applications.

The property has Planning Permission in Full for the alterations, change of use of the farm steadings to form three dwelling houses and the erection of a further two dwelling houses and three garages under application reference APP/2024/1092. Further information can be found on the Aberdeenshire Council planning portal.

WARRANTIES

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax, Sporting Rates, Commercial Rates and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

BASIC PAYMENT SCHEME ENTITLEMENTS

The sale does not include Basic Payment Scheme entitlements which are currently claimed by the seller. These will be available for transfer at value at settlement with all payments received under the current scheme year being apportioned as at the date of settlement/retained by the seller.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

MINERAL, SPORTING & TIMBER RIGHTS

In so far as they are owned, the mineral and sporting rights are included in the sale although neither have been exploited. All standing and fallen timber out with the commercial crop is included in the sale.

LOTTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, to withdraw the property, or to exclude any part of the property shown in these particulars. In the event that the property is sold in lots, title conditions may be created for access and provision / maintenance of service media and any new boundary fences required as a result that may need to be erected. The seller may also reserve as necessary out of the sale, such rights of access and rights to services necessary to facilitate retained development opportunities.

INGOING VALUATION

The purchaser(s), in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following items so far as belonging to the seller and not excluded by the seller from the sale:

- All cultivations carried out in preparation for the current crop valued on a labour and machinery basis.
- All growing crops, on a seeds, labour, lime, fertiliser, 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, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.
- Basic Payment Entitlements.

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 their valuation pending agreement. Should the payment not be made within seven days then interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are for reference only. While they have been carefully checked, the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. Prospective parties are asked to satisfy themselves on inspecting the titles which take precedence over the marketing materials.

DISPUTES

Should any discrepancy arise as to the boundaries or any points arise out of the General Remarks and Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of selling agents whose decision acting as experts, shall be final.

DATA ROOM

Further information on specific elements of the property, including any leases, title information, will be available via an online data room to those who have formally noted their interest with the selling agent and signed a standard non-disclosure agreement having booked an appointment to undertake an accompanied viewing of the Estate. Details on how to access the data room will be made available by the selling agent in due course.

LOCAL AUTHORITY

Aberdeenshire Council
Woodhill House, Westburn Rd, Aberdeen
T: 03456 08 12 08

SELLING AGENT

Bidwells
Broxden House, Lamberkine Drive, Perth, PH1 1RA

Rosanna MacKessack-Leitch
T: 01738 630666
E: scotlandagency@bidwells.co.uk



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