



FOR SALE - EQUESTRIAN/SMALL HOLDING

UPPER KINGSHILL

KINGSWELLS, ABERDEEN, AB15 8QB

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



UPPER KINGSHILL, KINGSWELLS, ABERDEEN, AB15 8QB

Aberdeen 5.8 miles, Aberdeen Airport 5.3 miles
(Distances approximate)

A spacious country house with the benefit of stabling and farmland located in private position within close proximity to the city of Aberdeen and its International Airport.

Properties of this nature are rarely available especially with such tremendous scope for redevelopment to create the most fantastic lifestyle and/or business opportunity.

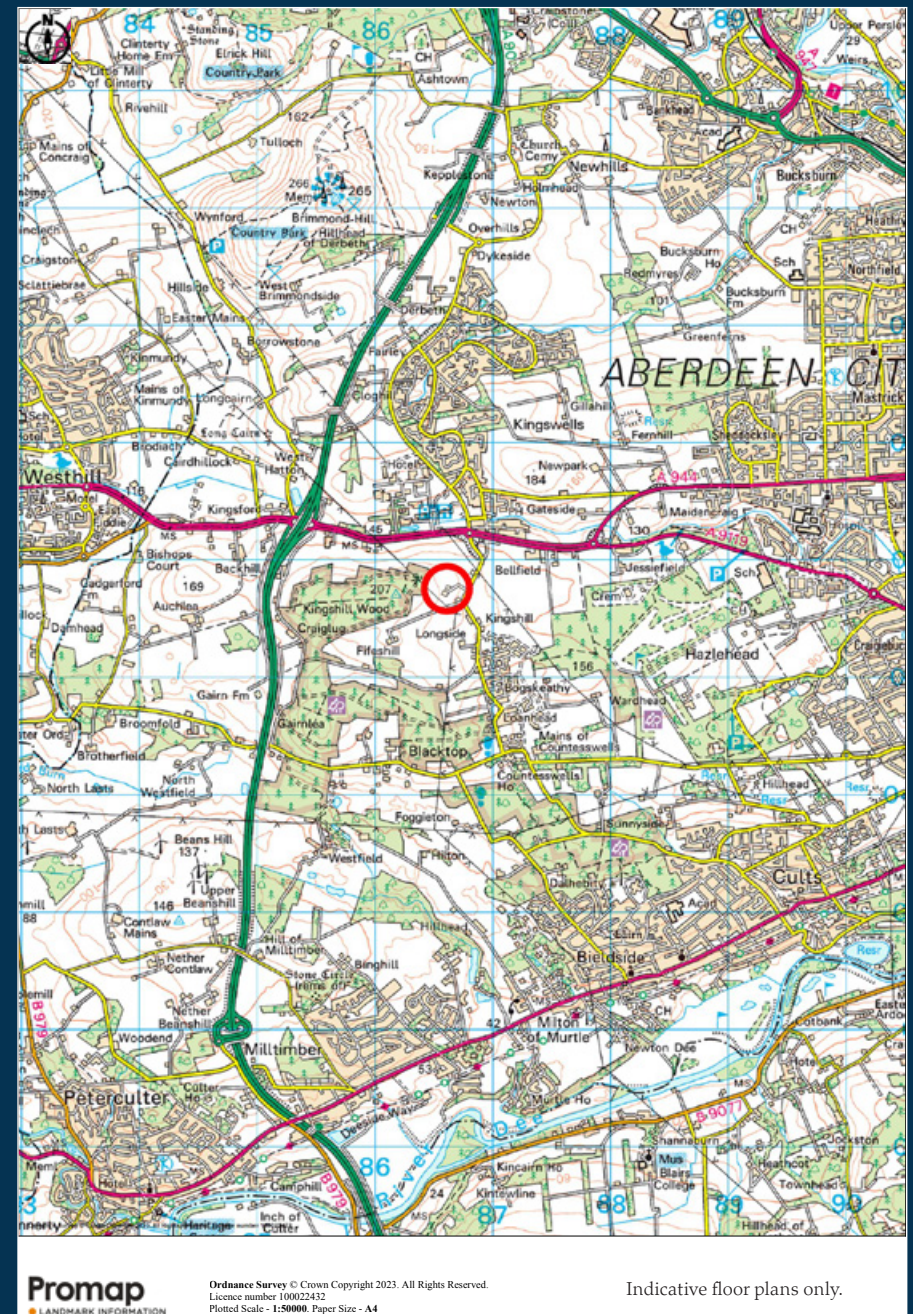
- **Five/six bedroom house.**
- **Traditional steading with stables/garage and former horse menage offering potential for equestrian use or redevelopment (subject to obtaining the necessary planning permissions).**
- **Farmland with potential for equestrian or small holding uses.**
 - **9.42 hectares (23.28 acres) or thereby.**

For Sale as a Whole or in Two Separate Lots

(Sub-division of lots may be considered and interested parties should contact the Selling Agent to discuss individual requirements. Please also note that offers for Lot 2 will not be considered until a sale is agreed for Lot 1)

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SITUATION

Upper Kingshill is conveniently situated just outside Kingswells, within close proximity to the city of Aberdeen and its International Airport (both less than 6 miles distant).

Kingswells is a sought-after location to the west side of Aberdeen with a small population of circa 5070 (2021 census). The village has a primary school, convenience store, doctors surgery, veterinary surgery and two community halls. Within a mile radius there is also a business complex with hotel including starbucks and luxury gym. The area has excellent transport links to neighbouring secondary schools such as Bucksburn Academy and a selection of private schools and Universities in Aberdeen city centre.

Aberdeen is less than 6 miles distant and has a wide range of shopping, leisure, entertainment and cultural attractions to be expected from the oil capital of Europe.

Upper Kingshill is located close to the B979 providing excellent links to the north and south whilst Aberdeen Airport, which offers a regular domestic and European flights is just 5.3 miles distant, making

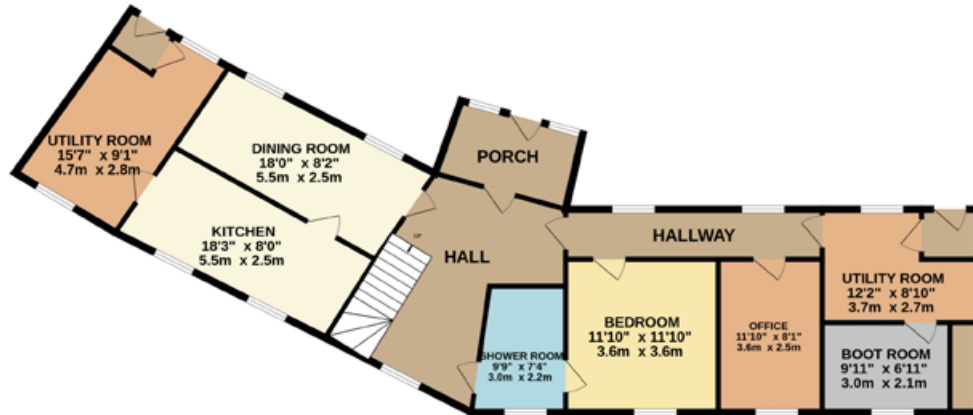
this an ideal location for those wishing for a work and lifestyle balance.

DESCRIPTION

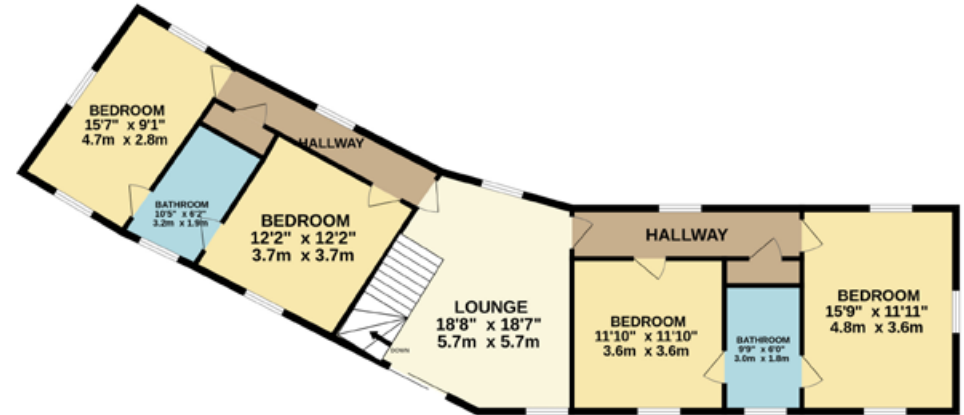
Upper Kingshill is a rarely available package offering a countryside lifestyle yet conveniently located just minutes from Aberdeen city centre. This quite unique offering comprises a small ring-fenced farm which includes a detached house with an unusual design dating from the 1970s along with stabling/ garages with obvious development potential (subject to obtaining planning permission).

The farmland extends to 8.75 hectares (21.62 acres) or thereby in total and is divided into five principal fields that are located within one distinct block to the south and east of the house. All the land is accessed from the principal driveway. The land rises from 170m to 200m above sea level and approximately 60% of the land is classed as Grade 4.2, capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops. The remaining 40% of the land is classed as good quality Grade 3.2 land, capable of producing good yields of grass and cereal crops.

GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



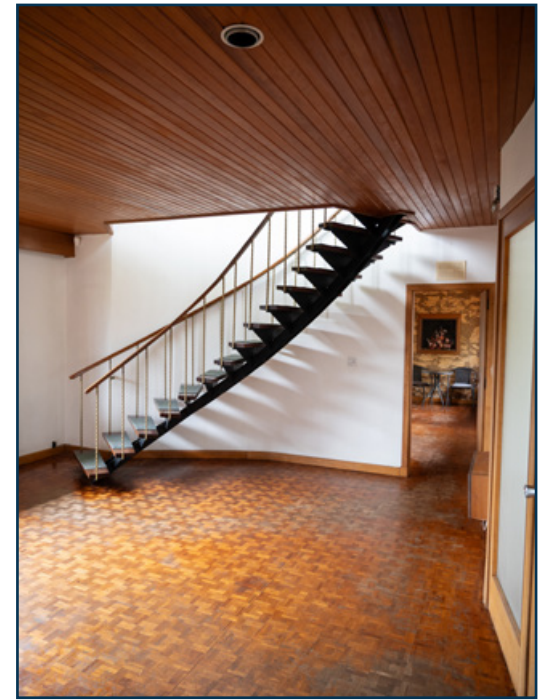
1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.

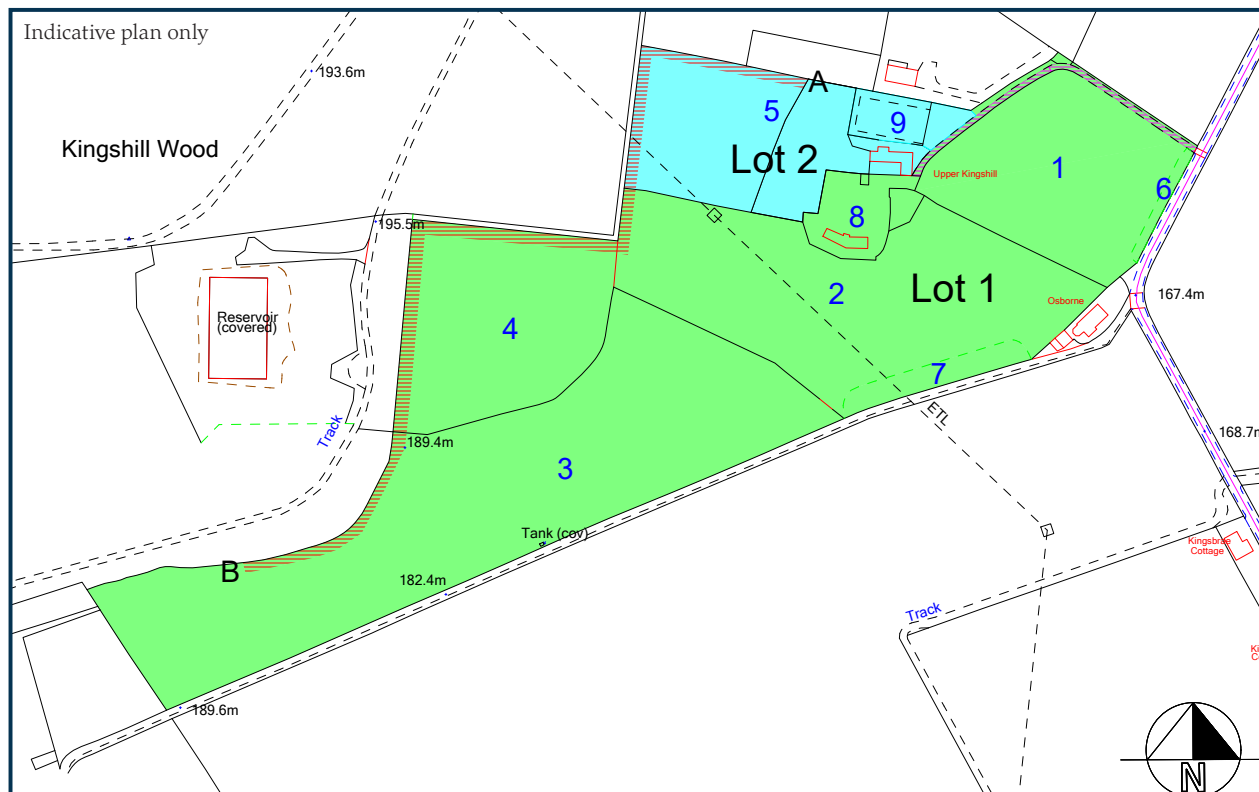


Indicative layout plan only.

TOTAL FLOOR AREA: 2352 sq.ft. (218.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Upper Kingshill - Schedule of Areas

Lots	Enclosure No.	Description	Area - Sq.m	Area (Ha)	Area (Acres)
Lot 1	1 -	Arable	12721.53	1.27	3.14
	2	Arable	19881.39	1.99	4.91
	3	Arable	32235.04	3.22	7.97
	4	Arable	12452.58	1.25	3.08
	6	Woodland	412.29	0.04	0.10
	7	Woodland	1511.45	0.15	0.37
	8	Farmhouse	2530.40	0.25	0.63
	LOT 1 TOTAL			8.17	20.20
Lot 2	5	Permanent Grass	10186.89	1.02	2.52
	9	Steading	2278.62	0.23	0.56
	LOT 2 TOTAL			1.25	3.08
TOTAL				9.42	23.28

Summary	Area (Ha)	Area (Acres)
Arable	7.73	19.10
Permanent Grass	1.02	2.52
Woodland	0.19	0.48
Other	0.48	1.19
TOTAL	9.42	23.28

The soils at Upper Kingshill are of the Countesswells Association and comprise humus iron podzols derived from granites and granitic rocks typical of undulating lowlands with mounds and terraces with gentle slopes. The land has been leased over the last few years but is now fallow with vacant possession available. The land would be ideal for creation of a smallholding or equestrian unit. A range of other uses could also be considered (subject to obtaining the necessary planning permission). The property is now offered for sale as a whole or within two separate lots.

LOT 1 - Upper Kingswells House & 8.17 hectares (20.20 acres)

Upper Kingswells House has been a much-loved home for the vendors for over 30 years and although it could now benefit from some upgrade and modernisation it provides scope to create a wonderful and spacious family home ideal for active and growing families. The house is detached and thought to be constructed of concrete block, part roughcast and part finished with pointed stone features to the gable and lower wall areas all under a concrete tiled roof. Windows are PVC double glazed. The design of the house and layout (although reminiscent of the 1970s) are quite unusual as can be seen from the indicative floorplan included herein.

Accommodation is set over two floors and comprises:

Ground Floor: Entrance Vestibule, Hall, Bedroom, Bedroom/Study, Dining Area, Kitchen, Boot Room, Store, Utility Room, Rear Vestibule.

First Floor: Landing/Gallery/Living Area, Two Bedrooms (with interconnecting en-suite bathroom) and Two Bedrooms (with interconnecting en-suite bathroom).

Features include the wonderful electric Everhot hot range cooker in the Kitchen, the curved staircase in the reception hall and the first floor lounge with balcony which enjoys wonderful views over the land.

Externally, the house is approached via a short single track driveway which is owned and only shared with one other neighbour. At the front of the house is a large gravel parking area with ample parking for several cars. The garden is mainly laid to grass and is enclosed with mature hedging providing a great deal of privacy. The grounds include an attractive stone and slate store which could be converted to a home office/gym.

Lot 1 includes four arable fields located immediately adjacent to the house along with two small woodland enclosures which provide shelter and amenity to the property. The total area extends to 7.92 hectares (19.57 acres) or thereby. The arable land is currently fallow but was previously in arable production. It could be sown to grass for use as grazing for horses/livestock or indeed returned to arable production.

LOT 2 - Traditional Steading & 1.25 hectares (3.08 acres)

To the north of the house is a detached steading of solid stone construction, cement pointed under a pitched and slate clad roof. The steading accommodates a double garage along with stabling, storage areas and a hay loft. The building has an approximate footprint of 177 sq.m. With such an idyllic location the building offers fantastic potential to create a dwelling (subject to obtaining the necessary planning permission). The adjoining land includes a grazing paddock extending to 1.02 hectares (2.52 acres) and a former horse riding manege (20m x 40m) which despite not been used for quite some time could be brought back to its former glory. Should the steading be sold separately from the house a new water connection will be required. The existing mains electricity meter which serves the house and is located within the steading will also require to be relocated and a new supply brought in to serve the steading only. Further details below.

BASIC PAYMENT SCHEME ENTITLEMENTS

The land is sold exclusive of basic payment scheme entitlements.

INGOING

The land is current fallow so there will be no valuation required at ingoing.

DIRECTIONS

For directions, please use postcode – AB15 8QB or download and use the what3words app and enter the following 3 words: violinst.staging.blur.

MINERAL RIGHTS

Insofar as these rights form part of the property title they are included with the sale. Further details are available from the Selling Agents.

AUTHORITIES

Aberdeen City Council
36 Crombie Road
Aberdeen
AB11 9QQ

Tel: 0300 020 0292

SERVICES

Water
The farmhouse benefits from a private water supply with the well located upon the agricultural land within the boundaries of Lot 1. It is noted that the neighbouring property (owned by a third party) has a servitude right to access this water supply for troughs and further details are available from the Selling Agents. As noted above the Steading does not benefit from a water supply.

Electricity
Mains electricity to the house. There is no electricity operational within the steading.

Drainage
Private drainage to septic tank located in the adjacent field.

Heating
Oil fired central heating to the house.

Solar Panels
The house has solar panel system fitted however this is assumed not be operational.

Please note that these services have not been tested and therefore there is no warranty from the agents. Water test analysis results can be made available upon request from the Selling Agents.

OUTGOINGS

The council tax band for the house is H.

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters. In particular, please note:

1. There is an overhead power line which crosses the land which we are advised has a small wayleave payment made annually.
2. It is noted that the owner of the adjoining land to the north has servitude rights over the subject property. Full details are available from the Selling Agents, however in brief these rights include:
 - A right of access for pedestrian and horses over the track hatched and shown from points A to B in the sale plan.
 - A right to use the private water supply.
 - A right of access over the first section of the driveway hatched green in the sale plan.

3. Should the property be sold in separate lots there will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include:
 - A share in the cost of erecting and maintaining mutual boundary fences.
 - A share in the cost of repair and maintenance of the access road on a user basis.
 - The garage/stables are likely to require a new sewage disposal system should they ever be developed. Such works would be at the sole expense of the Purchaser.
 - The electricity meter for Upper Kingshill house is currently located in the stables/garage. Should this property be sold as a separate lot the Seller will undertake to instal separate meter to the house with any associated costs shared equally between the parties.
 - Should the stables/garage be sold separately the
 - Purchaser will require to install a new water supply system to serve the property at their sole expense with all requisite rights to install the requisite pipework granted by the Seller or their Successors subject to the Purchaser making good any damage caused as a result.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself 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.

FIXTURES & FITTINGS

Any curtains and carpets within the house will be included within the sale.

HOME REPORT AND EPC

The EPC Rating for the house is F and the Home Report Value is £535,000 (this includes the stables/garage). Copies can be obtained from the Selling Agent upon request.

CLAWBACK CLAUSE

Sale of the land will be subject to a clawback clause entitling the Vendors to 50% of the uplift in value for any non-agricultural/equestrian use for a period of 25 years. Further details available from the Selling Agents.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale as a whole or within two separate lots with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP. Tel: 01573 224381.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

VIEWING

Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

This property is an agricultural holding and appropriate caution should be exercised when taking access.

DATE OF ENTRY

By mutual agreement

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in October 2023.





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IMPORTANT NOTICE

FBR, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.