



Stading 1

Upper Inchcorsie | Rothiemay | Aberdeenshire

**STRUTT
& PARKER**

Steading 1

Steading 1 Upper Inchcoursie forms the first part of a large U shaped granite steading with a mostly slate roof in an enviable, elevated position with stunning views of the Deveronside countryside.

Full planning permission has been granted for conversion of the steading to a three bedroom house as per the floor plans.

Once renovated and completed the house will comprise a most impressive, spacious family home in a breathtaking position.

Planning permission ref: 07/ 01053 /conalt.

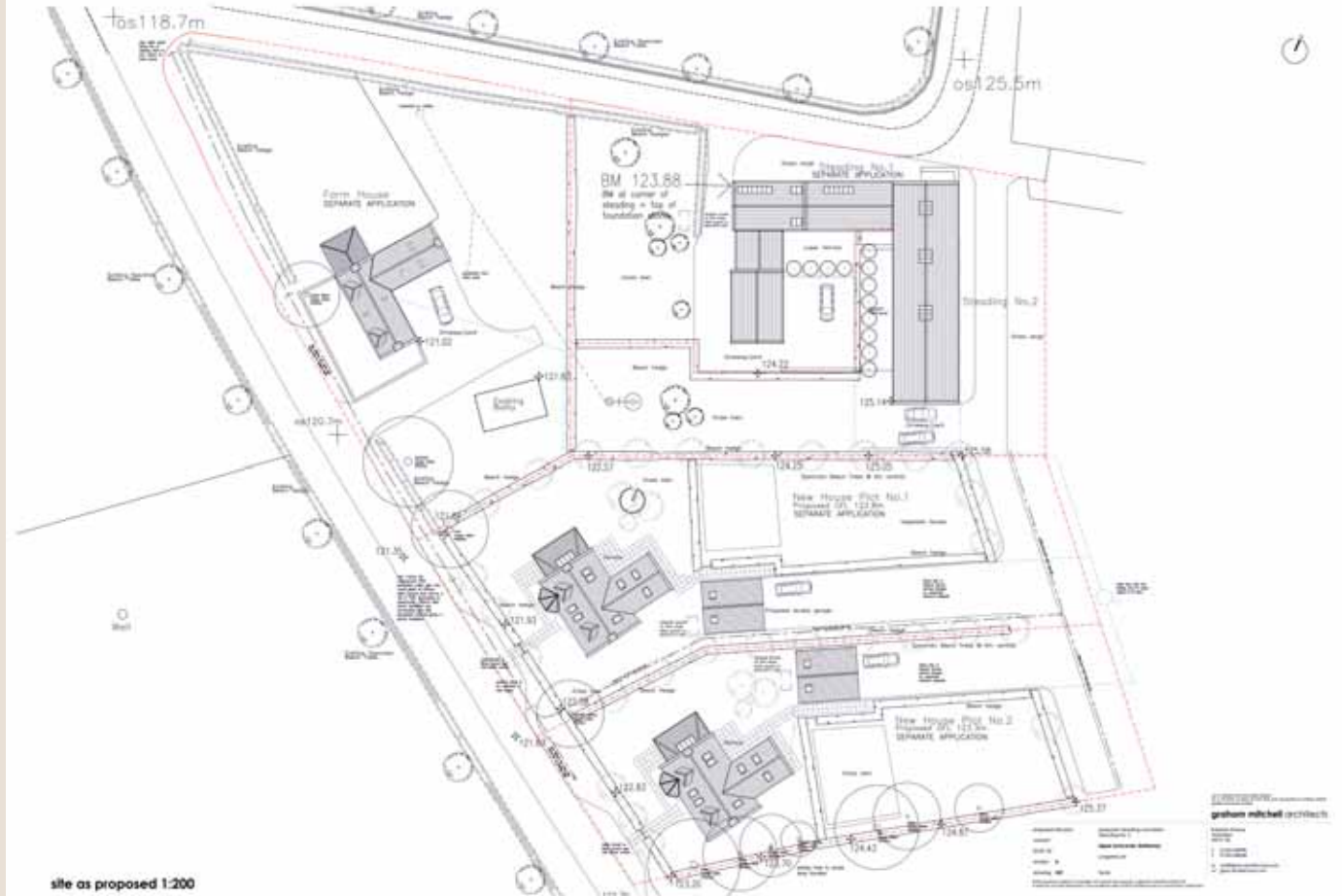
Situation

Steading 1 Upper Inchcoursie is situated to the north of the River Deveron. The village of Milltown of Rothiemay is about 1 mile to the east and offers primary schooling, post office, church and a public house.

Huntly, the principal local town (6 miles) provides a range of services including primary and secondary schools, churches, library, post office, health centre, community centre including swimming pool, tennis courts, bowling green, cricket, football, rugby and golf clubs and two children's playgrounds, supermarkets and a rail link to Aberdeen and Inverness. The area boasts numerous golf courses, both on the Moray Firth and around the Aberdeenshire countryside, and easy access to both coast and mountains.

Aberdeen, the 'Oil Capital of Europe' provides all the shopping, entertainment and cultural facilities one would expect from a cosmopolitan city. Private education is available, and the city also boasts two universities.

The international airport offers an excellent range of domestic and European flights from companies such as BA, Easy Jet and KLM.





General

Services The property has private water and the drainage will be to a septic tank. Electricity is on site.

Government Bodies Moray Council, High Street, Elgin IV30 1BR. Tel 01343 563456.

Solicitors Cockburns, 82 High Street, Elgin. Tel 01343 542684.

Council Tax Steading 1 – Upper Inchcorsie farmhouse has not been assessed for Council Tax purposes.

The Building is derelict and entry is to be solely at the viewer's own risk.

Rights of way, wayleaves and easements The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Offers Offers should be submitted in Scottish Legal form to Messrs. Strutt & Parker, St. Nicholas House, 68 Station Road, Banchory, Kincardineshire, AB31 5YJ. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Directions

From Aberdeen take the A96 northwards towards Inverness. On reaching Huntly take the B9022 road towards Portsoy for around 5 miles. Turn right onto the B9118 marked 'Milltown of Rothiemay' and continue until you approach Rothiemay. At the junction take a left turn then take the first right turn signposted Aberchirder, proceed for about 1 mile and Upper Inchcorsie Steading is on the left at the top of the hill.

Viewing strictly by appointment through Strutt & Parker



OVERSEAS PURCHASERS Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

SPECIAL CONDITIONS OF SALE 1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands. 2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale. 3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry. 4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

If you require this publication in an alternative format, please contact Strutt & Parker on tel 01330 826800. **IMPORTANT NOTICE** Strutt & Parker LLP for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker LLP has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker LLP, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars prepared August 2008. Photographs taken August 2008. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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