

**FOR SALE**

**Greens of Gaval**

Fetterangus, Peterhead, AB42 4HB

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# Greens of Gaval

Fetterangus, Peterhead, AB42 4HB

A former plant nursery, Greens of Gaval provides an opportunity to purchase a small holding extending to 67 acres (27 ha) or thereby with three / four bedroom farmhouse, range of traditional and modern buildings and Camping and Caravan Club licence.

Mintlaw – 2 ½ Miles

Peterhead – 11 Miles

Aberdeen – 32 Miles

## Selling Agents

Davidson & Robertson Tel: 01771 613 717  
 Unit 2, Market Street Fax: 01771 613 382  
 Maud Email: sales@drrural.co.uk  
 Peterhead Web: www.drrural.co.uk  
 AB42 4NH

## Situation

Situated on the outskirts of the village of Fetterangus and a short drive from Mintlaw, Greens of Gaval is located close to all local amenities with Peterhead providing a wider range of shops, supermarkets, cafes, bars, restaurants, leisure facilities and professional services.

The property is 200 yards from the village of Fetterangus, which providing primary schooling with secondary schooling available in Mintlaw.

Aberdeen provides further shopping facilities along with a theatre, cinema, two universities and mainline railway station providing intercity and sleeper services to the south, together with an airport operating regular local and international flights.

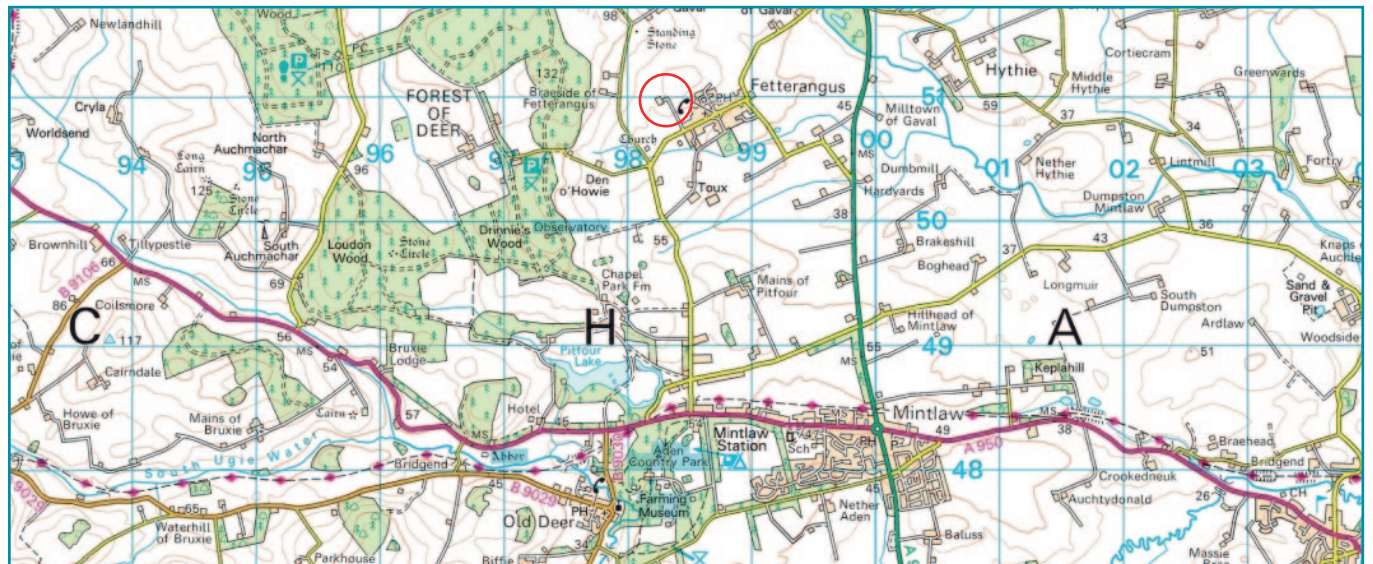
The local area boasts many opportunities for the outdoor enthusiast and there are also a number of historical features in the area.

## Directions

From Mintlaw, take the A952 north towards Fraserburgh and after approximately 1 mile turn left, signposted Fetterangus, and continue for 1 mile through the village. The property is located on the right handside.

## Description

Greens of Gaval extends to 67 acres (27 ha) or thereby and comprises a former plant nursery with a Camping and Caravan Club Licence. The property lies within a ring fence and provides an opportunity to purchase a small holding with a number of opportunities, including, but not limited to, equestrian, farm shop/café or glamping, subject to the necessary consents.



The unit benefits from a traditional three or four bedroom farmhouse with a range of modern and traditional agricultural buildings.

Situated to the south of the steading, Greens of Gaval Farmhouse is a traditional stone and slate one and a half storey dwelling. The property would benefit from some modernisation but offers spacious accommodation split over two floors and provides an opportunity for the purchaser place their own stamp on the property.

**Accommodation comprises:**

**Ground Floor**

Kitchen, Utility Room, Living Room/Dining Room, Bathroom, Bedroom 1 / Sitting Room, Bedroom 2.

**First Floor**

Bedroom 3, Bedroom 4 and WC.

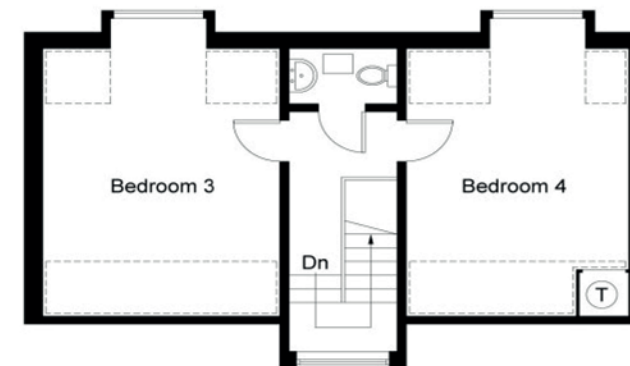
**Outside/Garden**

The property has an attractive and well maintained south facing garden laid to lawn with mature borders which acts as a sun trap and provides a pleasant space for relaxation. Adjacent to the garden are two productive vegetable / fruit plots which provide delicious home grown produce for the majority of the year. There is a polytunnel, formerly used for the plant nursery, which is currently used for storage but which would easily be returned to growing fresh fruit and vegetables.

To the rear of the property is ample parking with additional parking in the yard.

**Services**

The farmhouse is served by mains electricity, a private water supply with drainage to a septic tank.





The property benefits from double glazing throughout and has a solid fuel fired central heating system.

#### **Council Tax**

Greens of Gaval Farmhouse has been assessed for Council Tax as Band C.

#### **Energy Performance Certificate (EPC) Rating**

The EPC rating for the property has been assessed as Band F (30).

#### **Greens of Gaval Steading**

The steading at Greens of Gaval comprises a mix of modern buildings together with a small traditional steading with a large yard area for potential further expansion and benefits from 3-phase electricity to all buildings. The buildings are currently utilised as workshops and a bothy but provide a purchaser with a good range of buildings suitable for a variety of uses.

#### **Traditional Steading**

Stone walls with fibre cement sheet roof and concrete floors throughout. Provides a small bothy with mezzanine floor and general storage areas. The steading has a floor area of approximately 242 sq. metres or thereby.

#### **Workshop (28.5m x 11.5m approx.)**

Steel portal frame building with fibre cement roof and concrete floor in good condition. There are sliding doors to both gable ends providing access to the yard area.

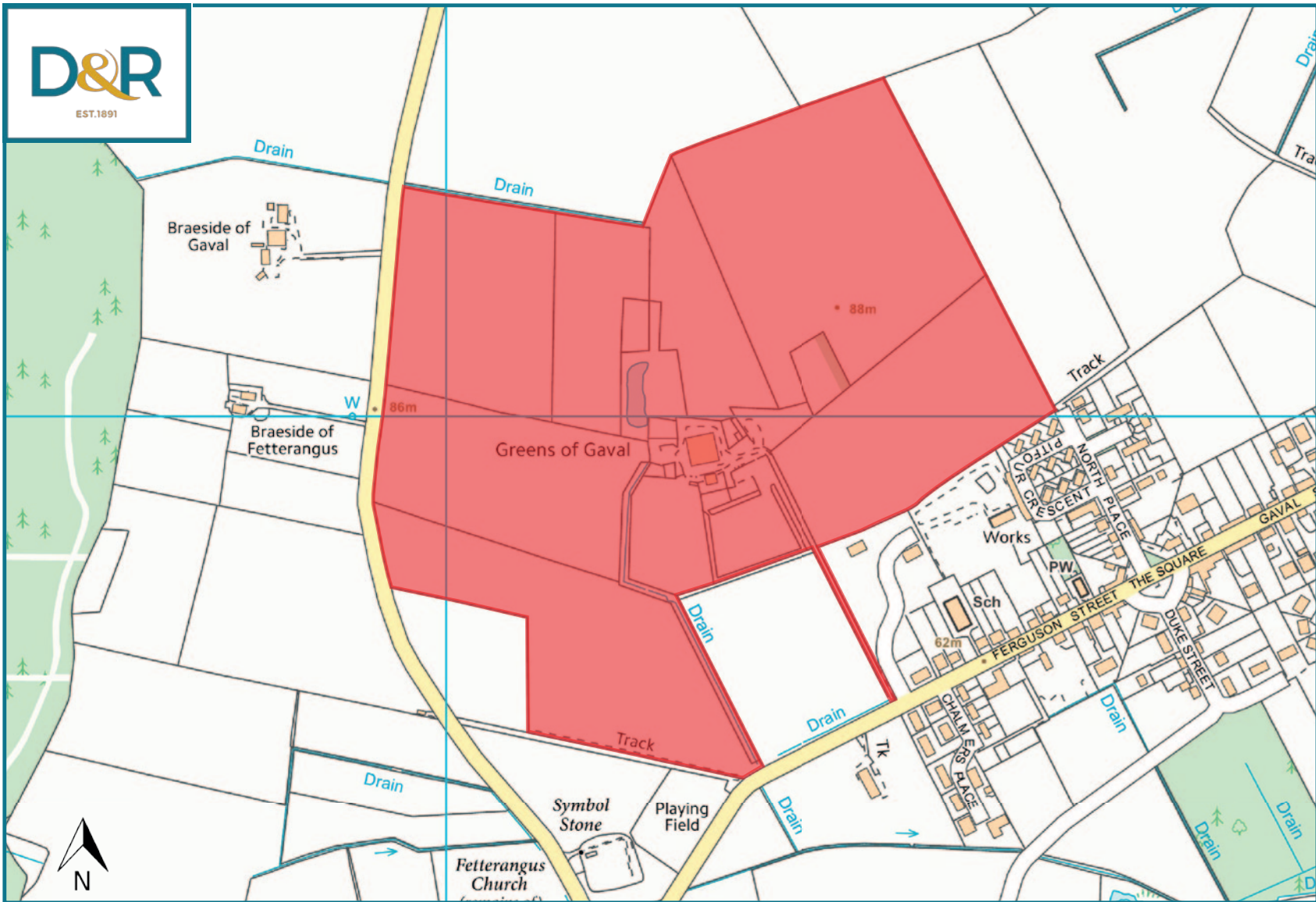
#### **General Purpose Shed (25m x 8.5m approx.)**

Stone and concrete block with fibre cement roof and concrete floor. There is a large sliding door to the western gable and internal access to the Workshop and Steading buildings.

#### **Land**

The land at Greens of Gaval extends to 66.94 acres (27.09 ha) or thereby, lying between approximately 60m and 80m above sea level. The land is currently all in grass and classified as predominantly grade 3.2 under the James Hutton Institute's Land Capability for Agriculture classification, highlighting its potential for the production of a range of arable crops. The land is well fenced and all enclosures have access to water. There is a small pond and wetland area in Field 3 as well as a small area of native woodland in Field 4 which provide a haven for wildlife.





### Diversification (Camping/Caravan/Former Plant Nursery)

Greens of Gaval is a former plant nursery and benefits from a Camping and Caravan Club licence providing pitches for 5 vans. The property is located in close to the popular north coast of Aberdeenshire with sandy beaches and rocky coves less than 20 minutes drive. In addition, Aberdeenshire is an integral part of the iconic Castles and Whisky trails, which are a popular draw for tourists. While no advertising is undertaken for the site, the current owners note that the camping and caravan licence provides an additional income over the summer months and there opportunity to upscale this business to include further pitches and onsite facilities, subject to the necessary consents. The agricultural buildings provide considerable potential opportunities for conversion to stables and tack rooms or indeed a farm shop and holiday accommodation, subject to the necessary consents.

The property has a rateable value of £3,100, effective from 1st April 2017. Please note that the business is currently exempt from rates with 100% relief under the Small Business Bonus Scheme.

The property was also most recently used as a plant nursery and there is considered potential for this or other business opportunities given the proximity to transport links and the range of facilities available at the property.





### Basic Payment Scheme (BPS) & IACS

Basic Payment Entitlements are included with the sale. The Seller has submitted a 2018 Single Application Form and payments relating to the 2018 scheme year will be retained by the Seller. There are 28.83 Region 1 with a value of €162.09 and 0.39 Region 2 with a value of €58.15 entitlements.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

To the extent they are included within the vendor's title.

### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

### Ingoing Valuations (if applicable)

The Purchaser, in addition to the purchase price will be obliged to take on and pay for an independent valuation of all growing crops if the date of entry is prior to harvest. The purchaser is also obliged to take on any silage.

### Local Authority

Aberdeenshire Council  
Buchan House  
St Peter street  
Peterhead  
AB42 1QF

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds 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.

### Viewing

By strict appointment with the Selling Agents.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

Gray & Gray Solicitors LLP, 8-10 Queen Street,  
Peterhead, AB41 1TS

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### 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.

