

FOR SALE

Sandyknapps Poultry Farm

Longside, Peterhead, AB42 4UD

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Sandyknapps Poultry Farm

Longside, Peterhead, AB42 4UD

Located on the outskirts of Longside, Sandyknapps Poultry Farm comprises a modern broiler unit with five poultry houses, three residential properties and an office.

Longside 1.5 miles
Peterhead 7.5 miles
Aberdeen 31 miles

Selling Agents

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

Situation

Sandyknapps is located in a rural area of Aberdeenshire but with good road links to the industrial town of Peterhead, only 7 miles to the east. Peterhead is dominated by fishing, agriculture and the North Sea oil industry and has good transport links to Aberdeen and the South.

Access

Sandyknapps is accessed directly from the minor public road that runs north from Longside to the A952 just to the north of Mintlaw.

Directions

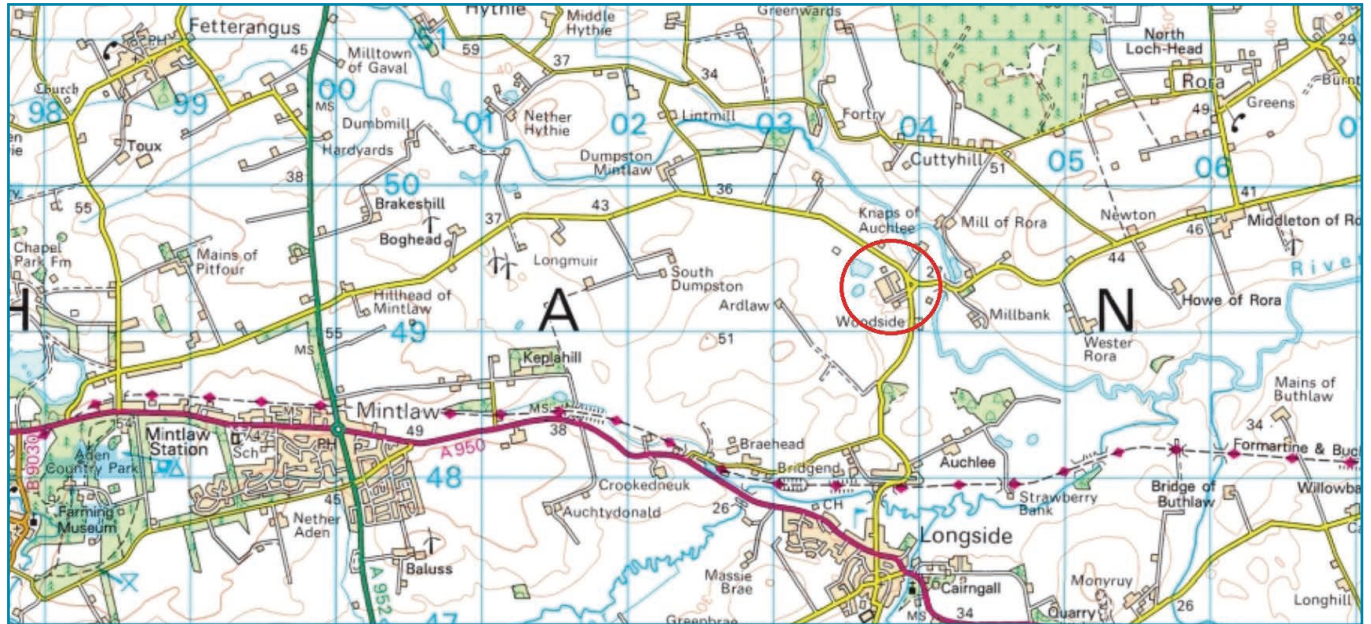
From Aberdeen, take the A90 north to Peterhead. Follow the A950 from Peterhead to Longside,

turning right along Station Road. Proceed for approximately 1.5 miles and Sandyknapps is on the left and identified with a Davidson & Robertson for sale board.

Description

Sandyknapps extends to 9.45 acres (3.82 ha) or thereby and comprises a modern broiler unit with five poultry houses, three residential properties and an office.

The poultry units have a productive floor area of 17,979 sq m (161,234 sq ft) and comprise five steel portal frame, purpose built sheds with concrete floors and insulated profile steel roofing and cladding.



Four of the units extend to 143m x 23m with 3m eaves while the fifth extends to 72m x 32m and has 3m eaves. All five units are fully equipped with feeders and drinkers. The units have ventilation, heaters and daylight control systems. The five units have a capacity for approximately 325,500 birds in total. There are galvanised feed silos supplying each individual unit.

The office is situated in a separate block-built building to the east of the site which houses chemical storage and space for staff facilities. Adjacent to this building is a static caravan which can be utilised to provide further staff facilities. In addition, there is a modular unit sited adjacent to the farm entrance providing office space.

There are three residential properties on site which include:

Sandyknapps Farmhouse

The farmhouse is located at the entrance to Sandyknapps and is a modern, detached bungalow with entrance hall, utility room, open plan kitchen/dining room, 4 double bedrooms, living room and bathroom.

The property also benefits from double glazing, gas fired combi boiler with gas previously supplied from the LPG tanks serving Sandyknapps Farm, ample parking and a useful storage shed.





Sandyknapps Cottage

Sandyknapps Cottage is a traditional 2 bedroom, single-storey cottage comprising entrance porch, kitchen, living room, 2 bedrooms and bathroom. This property is single storey and would benefit from modernisation throughout.

Riverview Cottage

Riverview Cottage is a traditional 2 bedroom cottage which comprises entrance porch, kitchen, living room, 2 bedrooms and bathroom. The property lies to the east of the subjects and sits in an elevated position above the public road, providing lovely views across the open countryside. This property would benefit from modernisation or extension subject to the necessary consents.

Energy Performance Certificates

Sandyknapps Farmhouse - D
Sandyknapps Cottage - E
Riverview Cottage - D

Services

The property is served by a 3-phase electricity supply and LPG heating. Please note the LPG tanks have been removed but the original compound and hardstanding area remains in place.

The residential properties and office benefit from drainage to private septic tanks with the waste from the poultry units to holding tanks.

A PPC permit for intensive poultry production is in place for Sandyknapps.



Sandyknapps Cottage



Riverview Cottage



Riverview Cottage



Council Tax Banding & Rateable Value

Sandyknapps Farmhouse – C
Sandyknapps Cottage – B
Riverview Cottage – B
Caravan Rateable Value - £425

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.

Solicitors

TBC

Fixtures and Fittings

Purchasers should note that the Seller reserves the right to remove the feeders, drinkers, heaters, generator and diesel tank however, these items may be available by separate negotiation. Please note the LPG tanks have been removed but the original compound and hardstanding area remains in place.

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.

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. An established biosecurity policy is in place at Sandyknapps Poultry Farm. Interested parties are requested to clean their boots prior to viewing and utilise the disinfectant provided by the vender on arrival.

Date of Entry

By mutual agreement.

Important Notes

VAT

The vendor has opted to tax the property for VAT and as such VAT is payable on the sale price.

Lotting

It is intended to offer the property for sale as a whole but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

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.



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PARTICULARS AND MISREPRESENTATION - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.