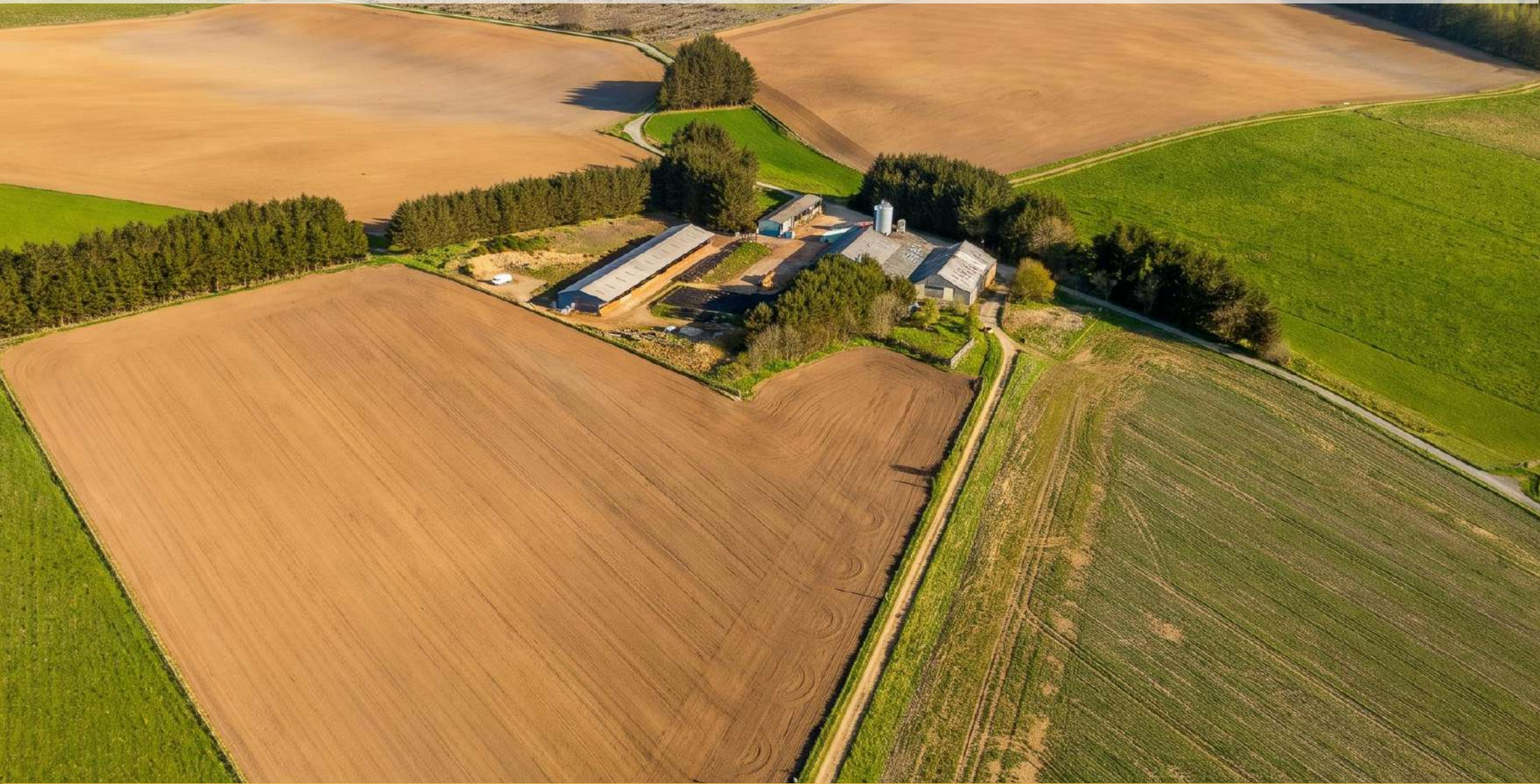
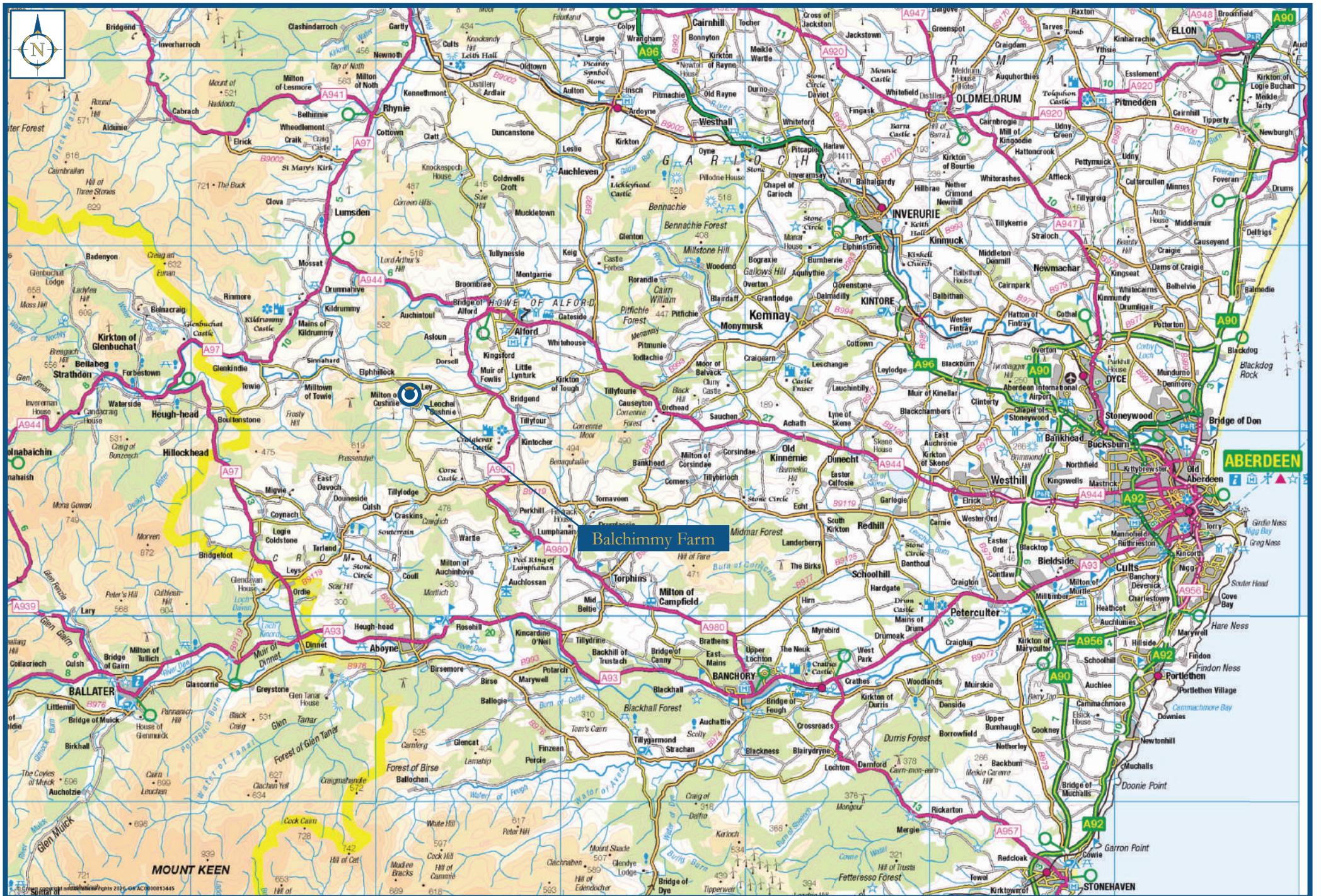


Balchimmy Farm

Milton of Cushnie | Aberdeenshire | AB33 8LE
91.52 Hectares / 226.10 Acres





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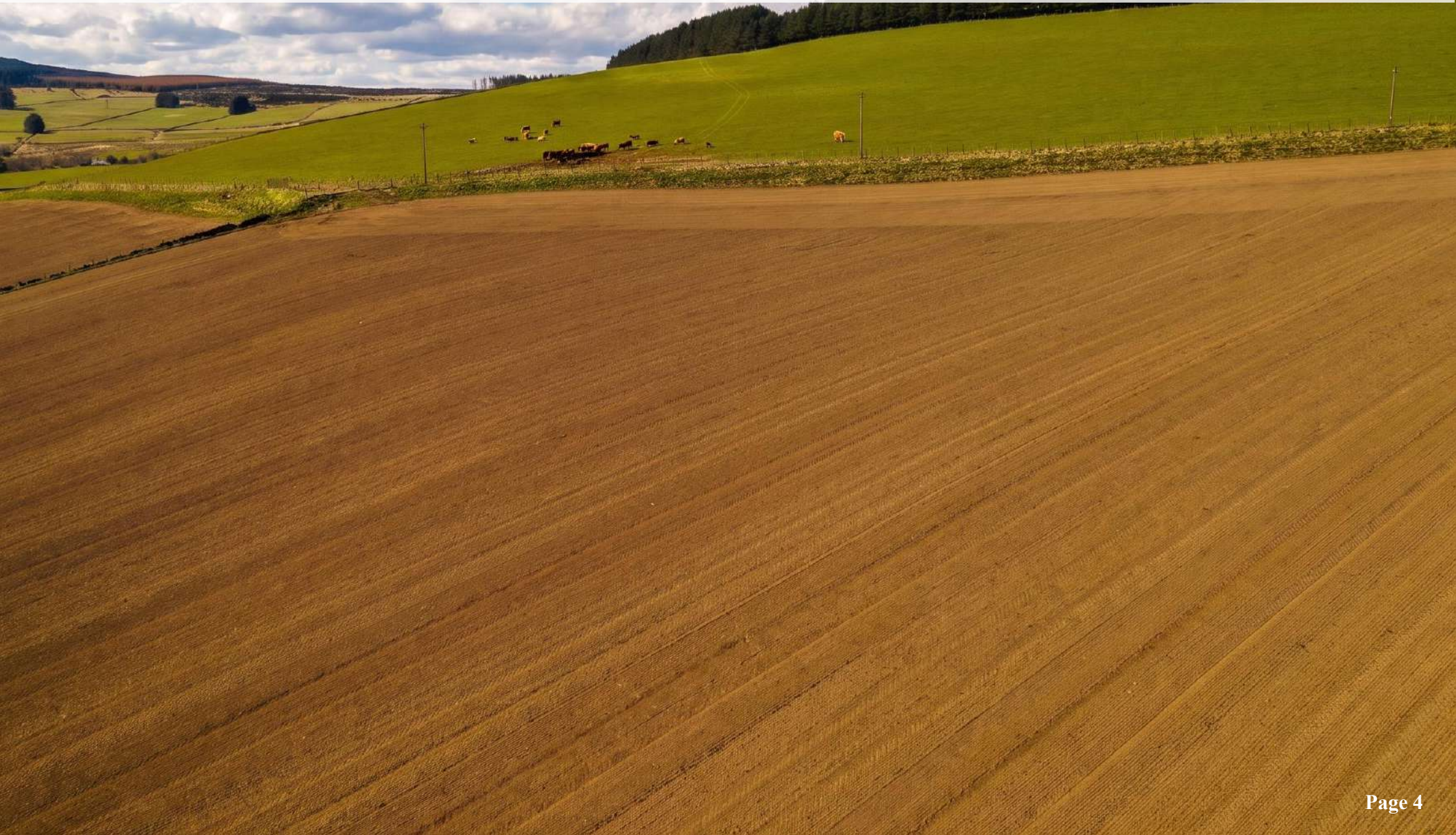
A versatile farm offered in five lots, comprising agricultural land, grass paddocks and a development opportunity with planning consent for four houses, well located in Aberdeenshire.

- Fertile brown soils, free-draining and well suited to grass and arable
- Mixed unit offering both livestock grazing and arable cropping
- Planning permission for four modern houses to replace the existing three-bedroom farmhouse and farm steadings.
- Extensive range of traditional and modern farm buildings
- Ranging opportunities, from individual grass paddocks and agricultural parcels to a multi-house residential development site.

Lot	Hectares	Acres	Guide Price
Lot 1	0.60	1.48	Offers Over £200,000
Lot 2	43.46	107.39	Offers Over £750,000
Lot 3	4.07	10.06	Offers Over £90,000
Lot 4	37.96	93.80	Offers Over £550,000
Lot 5	5.42	13.39	Offers Over £100,000
Total	91.51	226.13	Offers Over £1,690,000

Location

Balchimmy Farm occupies an attractive and accessible position near Cushnie in rural Aberdeenshire, in the gently rolling countryside south of the Howe of Alford. The market town of Alford lies approximately seven miles to the north, providing day-to-day services including shops, a primary school and secondary School. The city of Aberdeen, with its airport, mainline rail connections and full range of amenities, is around a 40-minute drive to the east. The surrounding area is well-established farming country, characterised by a productive mix of livestock and arable enterprises, and the property sits within easy reach of agricultural merchants, contractors and markets serving the wider region. Despite its rural setting, the farm is conveniently placed for the towns of Inverurie and Huntly and the main road network, offering a rare combination of seclusion and connectivity.



Directions and Access

From Alford, head south on the A980 signed Muir of Fowlis. After approximately three miles, turn right onto the public road signed Ley. Turn left and follow the road for approximately one mile, where the entrance to Balchimmy Farm will be found as shown on the sale plan. Postcode: AB33 8LE, please note that satellite navigation may not direct visitors precisely to the farm entrance.

The farm benefits from good, direct access off the public road network, well suited to the movement of agricultural machinery, livestock floats and large vehicles. Internally, a network of farm tracks provides serviceable access to the main blocks of land and steadings, allowing efficient day-to-day management across the holding.



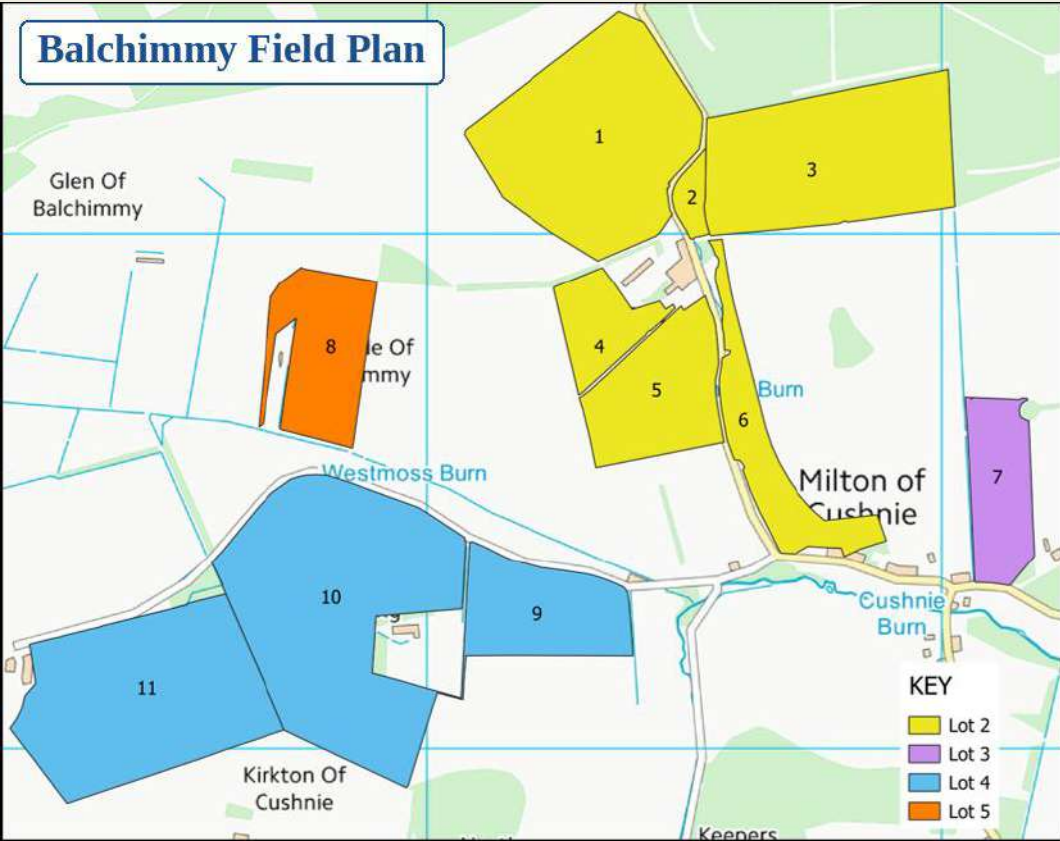
Description			Field No.	Area (ha)	Area (ac)	2024	2025	2026 (current)
Balchimmy extends to approximately 91.52 hectares (226.10 acres) in total and is offered for sale in five lots, as shown on the sale plan.			1	13.43	33.18	Spring barley	Spring barley	Spring barley
			2	0.65	1.61	Grass	Grass	Grass
The land comprises productive, free-draining brown soils suitable for both arable and livestock enterprises. Classified as Land Capability for Agriculture Grades 4.1 and 4.2 by the James Hutton Institute, the holding is capable of producing consistent cereal, forage and grass crops within a mixed farming rotation.			3	11.94	29.51	Spring barley	Spring barley	Grass
			4	2.75	6.79	Grass	Spring barley	Spring barley
The farm has been managed under a rotation of spring barley, temporary grass and Ecological Focus Area (EFA) fallow, demonstrating its versatility and productive capability.			5	5.81	14.34	Spring barley	Spring barley	EFA
			6	4.42	10.92	Grass	Spring barley	EFA
			7	4.09	10.10	Grass	Grass	Grass
			8	5.40	13.34	EFA	EFA	Grass
Lot 1 – 0.60 Hectares / 1.48 Acres – Residential Development Opportunity			9	5.58	13.79	Grass	Grass	Grass
Lot 1 comprises a three-bedroom farmhouse and two adjoining general-purpose buildings. The first, extending to approximately 39m x 29m, has stone walls with Yorkshire boarding beneath a traditional corrugated roof. The second, approximately 32m x 19m, is of steel portal-frame construction with part-stone walls and Yorkshire boarding, also beneath corrugated roof sheets.			10	17.96	44.38	Grass	SB	SB
Planning permission has been granted to demolish the farmhouse and agricultural buildings and replace them with four modern houses, offering an appealing residential development opportunity. Further information is provided on the following page of this brochure.			11	13.46	33.27	Spring barley	Spring barley	EFA
			—	6.03	14.87	Shelterbelts, tracks & miscellaneous		
			Total	91.52	226.10	Hectares / Acres		

Lot 2 – 43.46 Hectares / 107.29 Acres – A Farming Unit with Farm Buildings
 Arable and grass fields surrounding a farm steading. The steading comprises a silage clamp of approximately 60m x 15m, with earth walls and a concrete floor; a general-purpose machinery shed, approximately 20m x 6m, of steel portal-frame construction with concrete panel walls, a concrete floor and corrugated sheet roofing; and a further general-purpose building, approximately 41m x 9m, of steel portal-frame construction with concrete panel and corrugated sheet walls, a concrete floor and corrugated sheet roofing. Completing the steading is a large modern livestock building, approximately 73m x 12m, of steel-frame construction with corrugated side walls, a concrete floor and corrugated sheet roofing.

Lot 3 – 4.07 Hectares / 10.06 Acres – Grass Paddock with Development Potential
 A level grass field, well suited to grazing livestock or horses. While no formal investigations have been undertaken, the paddock may offer potential for a residential dwelling.

Lot 4 – 37.96 Hectares / 93.80 Acres – Two Arable Fields and One Grass Field
 Two well-shaped arable fields of a workable size, both of which have recently produced good crops of spring barley. The accompanying grass field is well suited to grazing livestock or horses.

Lot 5 – 5.40 Hectares / 13.34 Acres – Grass Paddock with Development Potential
 Lot 5 comprises a grass field, well suited to grazing livestock or horses. While no formal investigations have been undertaken, the paddock may offer potential for a residential dwelling, subject to obtaining the necessary planning consents.



Planning Permission — Lot 1

Full Planning Permission was granted by Aberdeenshire Council on 31 March 2026 (ref. APP/2025/0665) for the demolition of the existing farmhouse and agricultural buildings and the erection of four dwellinghouses at Balchimmy steading

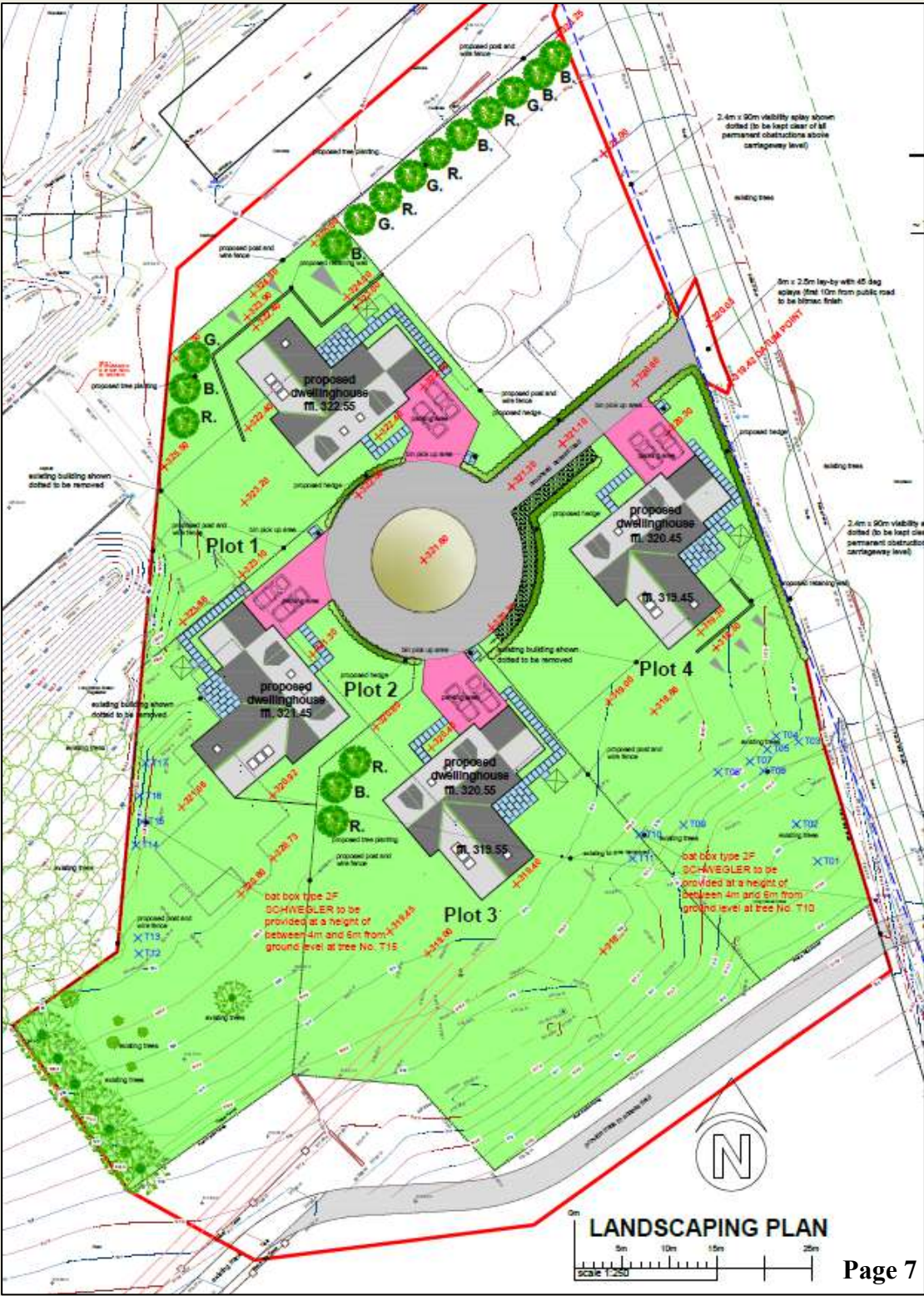
The consent represents regeneration the steading. The permission replaces the farmhouse — originally dating from around the 1850s but substantially altered in the 1970s, together with disused 1960s/70s slatted cattle courts, adjoining sheds and associated agricultural infrastructure. In their place, four detached houses are consented, arranged in a traditional courtyard layout designed to sit comfortably within the rural setting. The combined footprint of the new houses is materially smaller than that of the buildings they replace, with the scheme delivering additional landscaping, new hedgerows and tree planting, and the removal of redundant hardstanding and silage towers.

The development is served entirely by private infrastructure appropriate to its rural location. Each plot has its own package sewage treatment plant discharging to soakaway, drawing on a private water supply serving the site, with sustainable drainage arrangements for surface water. Heating is provided by air source heat pumps, and each house benefits from electric vehicle charging provision, with the houses designed to a modern, energy-efficient standard incorporating photovoltaic panels. Vehicular access is taken from the adopted road along the eastern boundary via a new access and lay-by, with parking and turning within each plot.

The houses are two-storey in form, finished in buttermilk render with anthracite grey Cedral cladding, natural slate roofs, and anthracite grey windows, doors and rainwater goods. Plots 3 and 4 provide generous four-bedroom family accommodation over two floors, with an integral garage, open-plan family and dining space, a separate lounge and dining room, and en-suite and family bathrooms at first floor. Approved plans are also in place for plots 1 and 2, offering a purchaser a consented scheme across all four plots.

The permission runs for three years from the date of decision, lapsing on 31 March 2029 unless development is begun within that period. It is subject to a number of standard conditions for a rural development of this type, including a pre-demolition photographic building survey, a contaminated land site investigation, formation of access visibility splays and a lay-by, a water safety and management plan and private water treatment system for each house, and an Energy Statement for each house.

Full details of the consent, approved plans and conditions are available from the selling agent upon request.



BPS Entitlements

The vendor's Basic Payment Scheme entitlements will be transferred to the purchaser at completion. Further details, including the number and region of entitlements, are available from the selling agents.

Boundaries

Neighbouring boundaries are to be maintained to a stockproof condition with neighbouring land owners at 50:50 basis.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens within the Titles.



Mineral Rights

The mineral rights are included in the freehold sale in so far as they are owned.

Sporting Rights

The sporting rights are unlet and included in the sale.



Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Sole Selling Agents

GOLDCREST Land & Forestry Group

18 Great Stuart Street Edinburgh EH3 7TN

Tel: 0131 3786 122

Email: office@goldcrestlfg.com

Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Seller's Solicitors

CMS Aberdeen

6 Queen's Rd, Aberdeen AB15 4ZT

Tel: +44 1224 261982

Ref Carole Nisbet

Area Measurements

Recent management measurements indicate that the whole farm extends to 91.52 hectares. The property will be sold as per the Titles.

Authorities

Scottish Government

Agriculture and Rural Economy

Thainstone Court

Inverurie

AB51 5YA

Tel: 0300 2446822

Aberdeenshire Council

Gordon House

Blackhall Road

Inverurie

AB51 3WB

Tel: 01467 533200

Financial Guarantee/Anti-Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Additional Land & Information

Additional parcels of land may be available by separate negotiation.

Further information, including additional photographs of the house and cottage, is available the Selling Agents upon request.



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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in February 2025, photographs taken July 2026) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. All statements contained in these particulars as to the property are made without responsibility on the part of GOLDCREST Land & Forestry Group LLP or the vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981 along with any statutory designations, may have on the property, including rights of public access under the Countryside and Rights of Way Act 2000. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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