

# BLELACK FARM

DINNET, ABOYNE, ABERDEENSHIRE



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**UnitedAuctions**  
— Since 1858 —

**CKD Galbraith**





# BLELACK FARM

## DINNET, ABOYNE, ABERDEENSHIRE

Aboyne 8 miles    Banchory 21 miles    Aberdeen 37 miles

**An exceptionally rare opportunity to purchase a renowned livestock farm situated in an attractive location in rural Aberdeenshire**

- Home to the famous Blelack Herds of Aberdeen Angus, Charolais and Shorthorn cattle
  - 383.13 Acres (155.05 Ha) Arable/Temporary Grassland
- Extensive farm steading range with housing for over 400 head of cattle
  - Sheltered hill, well suited for out wintering stock
    - Attractive 5 bedroom farmhouse
    - Detached three bedroom cottage
- Pair of semi-detached three bed cottages and a one bedroom flat
  - Telecom mast site
- Peaceful but accessible location on Royal Deeside

**About 449.87 Acres (182.06 Ha) in total**

**For sale as a whole**

CKD Galbraith  
National Farm Sales Centre  
Suite C  
Stirling Agricultural Centre  
Stirling FK9 4RN  
Tel: 01786 434600  
Fax: 01786 450014

**CKD Galbraith**

Email: [stirling@ckdgalbraith.co.uk](mailto:stirling@ckdgalbraith.co.uk)  
Website: [www.ckdgalbraith.co.uk](http://www.ckdgalbraith.co.uk)

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## HISTORY

The Massie Family moved to Blelack in 1967 from their original farm near Kintore. The family had outdoor pigs and ran a commercial suckler herd at Blelack before establishing the renowned Angus Herd in 1970. Foundation females were obtained from the noted Candacraig and the Balavil herds and some imported blood from Canada, most notably from the Coldstream herd.

The Blelack prefix has achieved the highest number of champions and reserve champions at Perth and subsequently Stirling Bull Sales totalling some 12 Angus Champions, and has won the Aberdeen Angus Champion at the Royal Highland Show on no less than 3 occasions. The herd holds the breed record for a female when 32000gns was achieved for a cow at the Blelack on farm sale in 2012. At the February 2015 Bull Sales in Stirling, Blelack again produced a very impressive string of bulls which included the reserve junior champion.

The Charolais Herd was also founded in 1970 and has enjoyed great success since its foundation with 3 champions at the Charolais Bull Sales at Stirling and has been a ready source of pedigree class and good commercial stock bulls. At the February 2015 Bull Sales, the Charolais bulls achieved an average sale price of 9600gns which was the highest at the Sales. Bloodlines from Blelack can be found in most of the leading herds in the UK. Latterly the family have established a Beef Shorthorn Herd which has already enjoyed success in both the sale and show rings including senior champions at the Beef Shorthorn Sales in Stirling.

## GENERAL

Blelack Farm is situated about  $\frac{3}{4}$  of a mile south of the village of Logie Coldstone, in one of the most beautiful and unspoilt areas of Scotland. With a principally south and west facing aspect the land is capable of producing exceptional crops of grass and spring barley. The Farmhouse sits in an attractive position a little way to the east of the farm steading and has wonderful views over its own land and towards the hills in the distance.

The village of Logie Coldstone has a primary school whilst Tarland, about 4 miles to the east has local shops. Aboyne (about 8 miles) is extremely well served by a wide range of excellent shops, a hotel and restaurants. As a thriving and vibrant community, it also has primary and secondary schooling, a cottage hospital, numerous clubs and interest groups, sports and leisure facilities including a theatre, swimming pool, tennis and squash courts, bowling green and 2 golf courses. There is a good range of outdoor pursuits available locally including the Aberdeen Water Ski Club, situated at Aboyne Loch and Aboyne Gliding Club.



Aberdeen (about 37 miles) is the 'Oil Capital of Europe' and has a wide range of shopping, entertainment and cultural attractions which one would expect from one of Scotland's largest cities. Private education is available in the City which also has two universities. Aberdeen International Airport is only some 40 miles away and offers regular domestic and European flights. Royal Deeside is renowned as an area of outstanding natural beauty, offering easy access to the hills, woodlands, lochs and rivers and is an eastern gateway to the Cairngorm National Park.

Royal Deeside area is idyllic for the outdoor enthusiast with hill-walking, pony-trekking, mountain-biking and water sports all available. The River Dee is famed worldwide for its salmon fishing. Deer-stalking, grouse and pheasant shooting can all be rented in the area whilst the ski centres of Glenshee and the Lecht are both close by.

## DESCRIPTION

### BLELACK FARM

Blelack is renowned as home to the famous "Blelack" prefixed herds of Aberdeen Angus, Charolais and Shorthorn cattle. Sitting between 750 and 1000 feet above sea level the land is principally categorised as being Grade 3 (2) by the James Hutton Institute for Soil Research. The soil is a free draining sandy loam and is in exceptionally good heart having been ploughed and mucked regularly in the farm's rotation of grass and spring barley. The free draining nature of the soil makes the land ideal for out wintering stock on stubble fields or on an area of rough grazing ground to the south east of the farm with shelter provided by a dense habitat of broom.

### Houses

#### ROSE COTTAGE

Rose Cottage is situated in a private and scenic position to the north of the farm buildings. Of traditional stone construction under a pitched slate roof, the property provides comfortable family accommodation on two levels.

**Ground Floor:** Kitchen, Shower Room, Living Room, Laundry Room, Dining Room, Sitting Room, Office, Bedroom/Study

**First Floor:** Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Family Bathroom

#### Garden Ground

An attractive mature garden which is mostly laid to lawn is at the front of the property. There is an abundance of perennial bulb and shrub borders which provide a colourful backdrop to the property.

Within the grounds there a number of mature trees and ample parking space on a tarmac driveway.

#### L-Shaped Garage/Wood Store (9m x 7.8m)

Located to the west of the property, of timber frame construction under a box profile roof with an earth floor.

#### SEALY HOWE

Situated in a peaceful position to the west of the lower steading range this 3 bedroom cottage is accessed via a short tarmac road. Of traditional stone construction under a slate roof, the property provides spacious accommodation on two levels.

**Ground Floor:** Living Room, Kitchen, Utility Room, Sitting Room, Kitchen 2.

**First Floor:** 3 Bedrooms, 2 Bathrooms.

#### BLELACK FARM COTTAGES

Situated adjacent to the steading buildings there is a pair of 3 bedroom semi detached cottages with a 1 bedroom flat.

#### BLELACK FARM COTTAGE 1

**Ground Floor:** Kitchen, Living Room with open plan Dining Room, Utility Room and Bathroom.

**First Floor:** 3 Bedrooms.

#### BLELACK FARM COTTAGE 2

**Ground Floor:** Living Room, Dining Kitchen and Bathroom.

**First Floor:** 3 Bedrooms

#### BLELACK FLAT

Living Room, Kitchen, Bedroom and Shower Room.

There are two areas of garden ground to the south and east of the property which are mostly laid to lawn.

#### Garden Store (11.1m x 4.2m)

Located to the south of cottage 1 with corrugated roof sheets and it is divided into a number of store rooms.

#### FARM BUILDINGS

The farm buildings are situated in a group centrally located within the holding they comprise:

**Grain Store (17.8m x 5.05m)** of traditional stone construction under a slate roof with concrete floor.

**Lean-to Cattle Shed (18.7m x 5.8m)** adjoining grain store, steel framed with diagonal feed barriers and feed trough.





**Cattle Court 1: (44.55m x 9.99m)** mono-pitched building, timber framed, with a central feed passage and diagonal feed barriers. Box profile steel roof and cladding.

**Cattle Court 2: (44.55m x 9.99m)** mono-pitched building, timber framed, with a central feed passage and diagonal feed barriers. Box profile steel roof and cladding.

**Cattle Court 3: (27.76m x 7.5m)** mono-pitch building, steel framed with slatted floors, concrete central feed passage.

**Cattle Court 4: (27.76m x 7.5m)** mono-pitch building, steel framed with slatted floors, concrete central feed passage.

**Feed Store: (16.55m x 7.42m)** timber framed lean-to with corrugated roof and concrete floor divided into four bays.

**Bull Pens: (28m x 3.96m)** steel framed shed with seven individual pens and outside concrete feed area.

**Grain Storage Shed: (27.8m x 7.0m)** with concrete walls and corrugated roof.

**Cattle Shed: (28.8m x 23m)** timber framed with 3 rows of pens with central feed passage and feed passage along the south side. Diagonal steel feed barriers.

**Feed Store: (16.42m x 8.74m)** of timber frame construction with concrete floor, corrugated roof, part concrete block walls and part corrugated sheeting and part timber clad.

**Silage Clamp: (60 m x 25m)** earth banked with concrete floor and effluent channel leading to Effluent Tank

**Cattle Shed: (30m x 8m),** steel framed lean-to under a box profile steel roof. There are covered feed troughs on the outside wall for ad-lib feeding.

**Two Cattle Courts: (30m x 12m)** a pair of galvanised steel frame straw-bedded cattle courts each with self-locking yokes down a central feed passage with overhanging eaves. Concrete block walls with timber space boarding above and corrugated roof cladding.

**Cattle Court: (8.5m x 21.25m)** timber framed with a concrete floor and an adjoining steel framed shed (21.25m x 5.41m) under timber roof purlins and steel sheeting, with a concrete floor and steel side cladding.

**Cattle Court: (17.15m x 30.83m)** with individual pens, central feed passage and feed troughs. Concrete block walls and part corrugated steel cladding above with box profile steel roof sheets.

#### THE LAND

The farmland provides an excellent mix of good quality arable and high quality grazing ground with an additional area of permanent pasture ground located to the east of the property, adjacent to Knock Hill. The farm extends to approximately 449.87 Acres (182.06 Ha) in total of which approximately 383.13 acres is good arable and rotational grassland, with the remainder of the farmland being split between approximately 37.09 acres of pasture and grazing with 9.71 acres of mixed amenity woodland.





The land is generally of varying aspect with the majority of the good arable land principally located to the north and east of the farm steading. The James Hutton Institute for Soil Research has classed the arable and silage ground as Grade 3 (2) with a small area of pasture ground adjacent to Knock Hill being class 4 (2).

The farmland is currently divided into 46 enclosures which are serviced by a network of farm tracks which lead directly from an adopted minor public road. The permanent pasture ground is ideal for summer grazing of cattle and livestock can be grazed late into the year due to the free draining nature of the soil. A continuous programme of fencing, drainage and reseeding works has been undertaken to provide premium quality forage and grazing, and the majority of the fields having been cropped for cereals in recent years.

#### TELECOM MAST

Located on the eastern boundary of the farm on Knock Hill and accessed via a private farm track. The mast is currently leased to Airwave/O2. Further details of the lease and passing rent are available from the Selling Agents.

#### TENURE

Property	Occupation
Sealy Howe Cottage	Short Assured Tenancy
Blelack Farm Cottage No 1	Short Assured Tenancy
Blelack Farm Cottage No 2	Service Occupancy
Blelack Flat	Service Occupancy

#### FARM EMPLOYEES

The purchaser will be obliged to continue the employment of the farm staff. The members of staff currently employed by the farm will TUPE across at date of entry. Further details of the employees and their terms and conditions will be made available following a note of interest.

#### COUNCIL TAX

Rose Cottage is falls into Band **G**.

Sealy Howe Cottage falls into Band **E**.

Blelack Farm Cottage No 1 falls into Band **D**.

Blelack Farm Cottage No 2 falls into Band **D**.

Blelack Flat falls into Band **A**.

#### SERVICES

Property	Water	Electricity	Drainage	Heating
Rose Cottage	Mains	Mains	Private Septic Tank	OCH & Solid Fuel
Sealy Howe Cottage	Mains	Mains	Private Septic Tank	Solid Fuel
Blelack Farm Cottage No 1	Mains	Mains	Private Septic Tank	Solid Fuel
Blelack Farm Cottage No 2	Mains	Mains	Private Septic Tank	OCH
Blelack Flat	Mains	Mains	Private Septic Tank	Electric

#### SOLICITORS

Ledingham Chalmers, Johnstone House, 52-54 Rose Street, Aberdeen AB10 1HA  
 T: 01224 408408. F: 01224 408400n E: mail@ledinghamchalmers.com



#### **DIRECTIONS**

From Aberdeen take the A93 to Dinnit and turn north onto the A97. Follow the road for about 2 miles and the entrance to Blelack is on the right hand side. Follow the entrance road to the farm steading and the farmhouse is about 400m beyond the steading on the left hand side.

#### **POSTCODE**

AB34 5NH

#### **ENTRY**

Entry to Blelack Farm will be by mutual agreement.

#### **LESS FAVOURED AREA SUPPORT SCHEME**

The land at Blelack is eligible for Less Favoured Area Support and any LFASS payments by SGRPID relating to the current farming year will be retained by the Seller.

#### **BASIC PAYMENT SCHEME ENTITLEMENTS**

For the avoidance of doubt the Basic Payment Scheme Entitlements are not included within the sale of the farm. Any payments relating to the 2015 scheme year will be retained by the Seller. If applicable, purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farm in good agricultural and environmental condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2015 for the rest of the scheme year.



#### **IACS**

All of the farm land is registered for IACS purposes. The farm code is 045/0031. A purchaser will be required to apply for a new holding number on entry to the farm as Blelack forms part of a larger holding under the same number.

#### **LOCAL AUTHORITY**

Aberdeenshire Council  
Woodhill House, Westburn Road  
Aberdeen AB16 5GB  
T: 0845 608 11207  
Web: [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

#### **AFRC – RPID**

Thainstone Court  
Inverurie  
Aberdeenshire AB51 5YA  
T: 01467 626222  
F: 01467 626217  
E: [SGRPID.thainstone@scotland.gsi.gov.uk](mailto:SGRPID.thainstone@scotland.gsi.gov.uk)

#### **SPORTING RIGHTS**

Insofar as these rights form part of the property title they are included with the sale.





### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Ratings are as follows  
Rose Cottage is F 26.  
Sealy Howe Cottage F 25.  
Blelack Farm Cottage No1 F29.  
Blelack Farm Cottage No2 E44.  
Blelack Flat G12.  
Further details are available from Selling Agent.

### LAND MANAGEMENT OPTIONS (LMO)

There are currently no Land Management Options in place on the farm.

### TIMBER

The growing trees within the enclosures marked blue on the sale plan are owned by a neighbouring landowner and all necessary access rights for extraction of the timber is reserved in favour of an adjoining landowner. For the avoidance of doubt the solum of the woodland is included in the sale of the farm.

Except as detailed above, all fallen and standing timber is included in the sale insofar as it is owned.

### MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

### THIRD PARTY RIGHTS AND SERVITUDES

There is a core path crossing over the track which leads south east from the property known as Parkneuk.



### INGOING VALUATION

The purchaser(s) of Blelack Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

### DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

### VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.



#### HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.

#### MORTGAGE FINANCE

CKD Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Robert Taylor on 0800 389 9448. Email: robert.taylor@ckdgalbraith.co.uk

#### IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

#### 4. Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

#### 5. Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith LLP, Suite C1, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: [stirling@ckdgalbraith.co.uk](mailto:stirling@ckdgalbraith.co.uk)

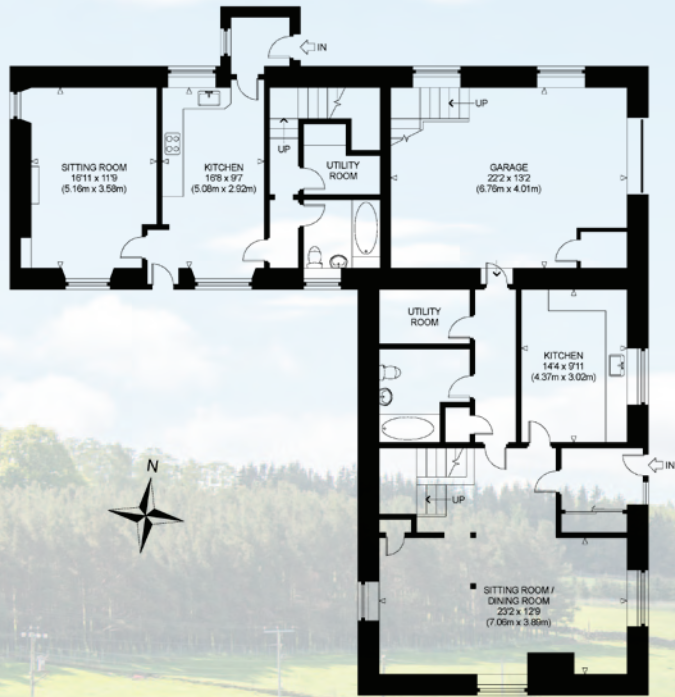
#### 6. Third Party Rights and Servitudes

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.

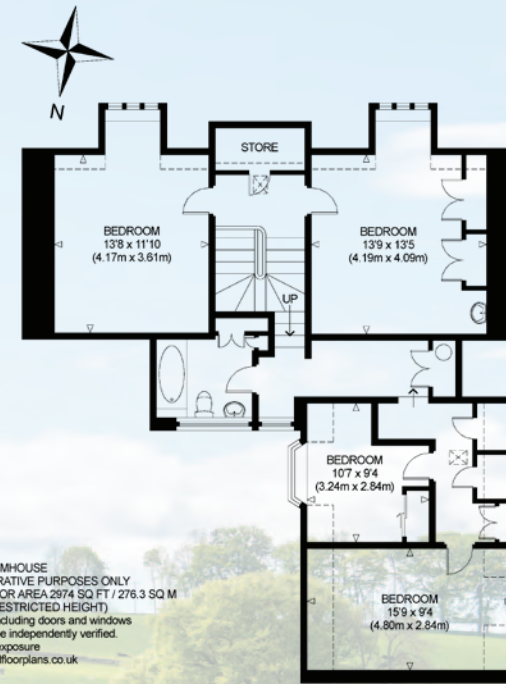
7. Photographs taken Summer 2014

8. Particulars prepared April 2015





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1890 SQ FT / 175.6 SQ M



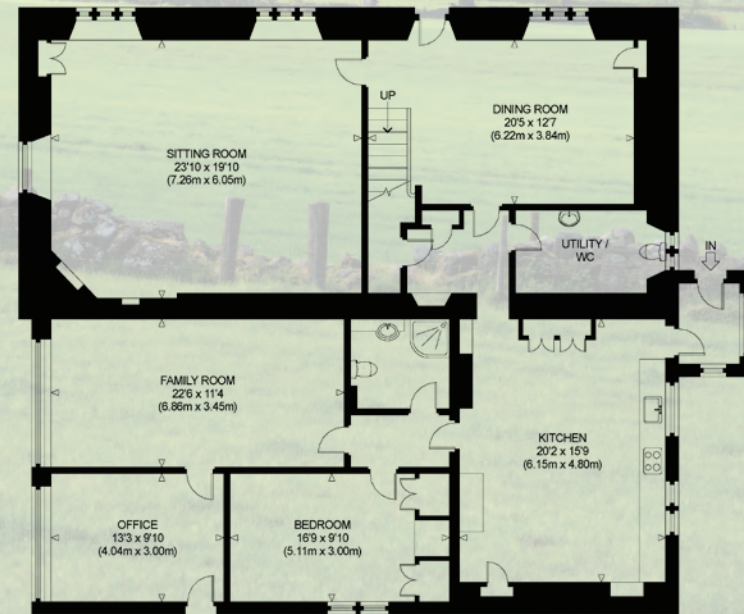
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 953 SQ FT / 88.5 SQ M

BLELACK FARMHOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2874 SQ FT / 276.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
www.photographyandfloorplans.co.uk



BLELACK FARM COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3492 SQ FT / 324.4 SQ  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1602 SQ FT / 148.6 SQ M

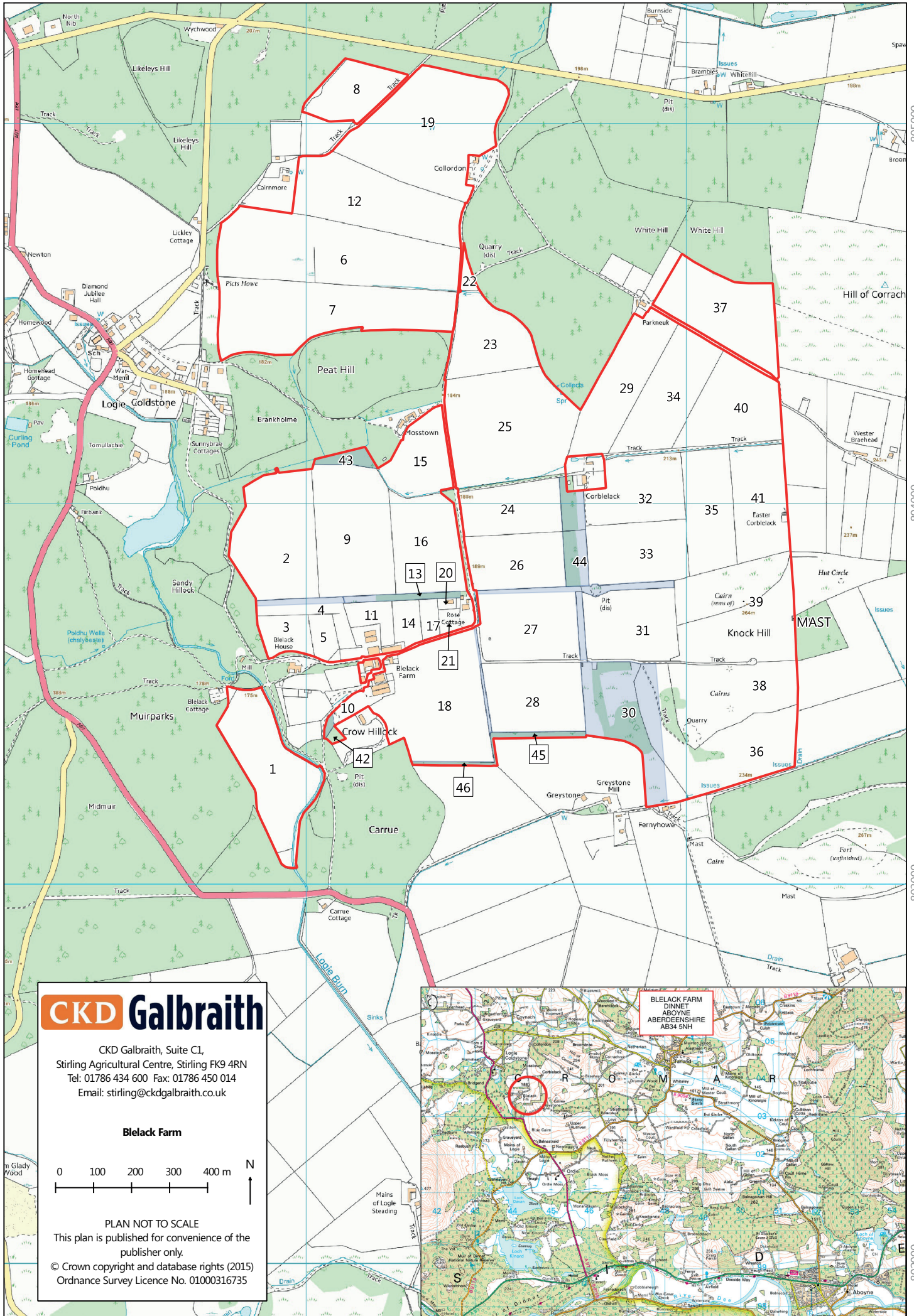


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2021 SQ FT / 187.8 SQ M



**CKD Galbraith**

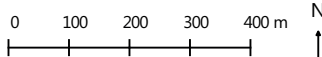
Bleack Farm													
Field No	BPS Region	Arable / Grass Leys		Permanent Pasture		Rough Grazing		Woodland		Other Land		Total	
		Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
1	I	5.89	14.55					0.10	0.25			5.99	14.80
2	I	6.60	16.31									6.60	16.31
3	I	1.37	3.39									1.37	3.39
4	I	1.17	2.89							0.20	0.49	1.37	3.39
5	I	0.76	1.88									0.76	1.88
6	I	10.02	24.76									10.02	24.76
7	I	9.02	22.29									9.02	22.29
8	I	6.76	16.70									6.76	16.70
9	I	2.73	6.75									2.73	6.75
10	I			0.49	1.21			0.09	0.22			0.58	1.43
11	I	0.95	2.35									0.95	2.35
12	I	6.62	16.36									6.62	16.36
13	I							0.52	1.28			0.52	1.28
14	I	0.83	2.05									0.83	2.05
15	I	2.93	7.24							0.06	0.15	2.99	7.39
16	I	4.50	11.12									4.50	11.12
17	I	0.50	1.24									0.50	1.24
18	I	8.03	19.84									8.03	19.84
19	I	9.66	23.87									9.66	23.87
20	I	0.10	0.25									0.10	0.25
21	I	0.35	0.86							0.05	0.12	0.40	0.99
22	2					0.29	0.72			0.05	0.12	0.34	0.84
23	I	3.71	9.17									3.71	9.17
24	I	3.28	8.10							0.15	0.37	3.43	8.48
25	I	8.64	21.35							0.07	0.17	8.71	21.52
26	I	3.64	8.99									3.64	8.99
27	I	4.89	12.08									4.89	12.08
28	I	4.62	11.42									4.62	11.42
29	I	4.68	11.56									4.68	11.56
30	I					2.25	5.56			2.00	4.94	4.25	10.50
31	I	4.42	10.92					0.30	0.74			4.72	11.66
32	I	4.13	10.21									4.13	10.21
33	I	4.16	10.28									4.16	10.28
34	I	4.79	11.84									4.79	11.84
35	I	4.07	10.06									4.07	10.06
36	I	6.95	17.17							0.16	0.40	7.11	17.57
37	I	5.55	13.71									5.55	13.71
38	2					5.07	12.53			0.19	0.47	5.26	13.00
39	2					6.91	17.07			1.00	2.47	7.91	19.55
40	I	4.68	11.56									4.68	11.56
41	I	4.05	10.01							0.10	0.25	4.15	10.25
42	I							0.13	0.32			0.13	0.32
43	I							0.50	1.24			0.50	1.24
44	I							1.60	3.95			1.60	3.95
45	I							0.42	1.04			0.42	1.04
46	I							0.27	0.67			0.27	0.67
MISC/RVB										4.04	9.98	4.04	9.98
<b>Total</b>		<b>155.05</b>	<b>383.13</b>	<b>0.49</b>	<b>1.21</b>	<b>14.52</b>	<b>35.88</b>	<b>3.93</b>	<b>9.71</b>	<b>8.07</b>	<b>19.94</b>	<b>182.06</b>	<b>449.87</b>



# CKD Galbraith

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 Email: [stirling@ckdgalbraith.co.uk](mailto:stirling@ckdgalbraith.co.uk)

## Blelack Farm



PLAN NOT TO SCALE  
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