








BUSINESS FOR SALE

**Redcraigs Farmhouse and Lodges,
Bridge of Dee,
Aberdeen, AB12 5XJ**

-  Detached four bedroom Farm house
-  Separate Four Self-contained One-bedroom holiday lodges
-  Popular tourist location
-  Ideally situated for Aberdeen
-  Offers over £720,000

LOCATION:

Redcraigs Farmhouse and lodges are situated in a picturesque rural location within easy reach of Aberdeen, just three miles to the south of the city, one mile south of the bridge of dee roundabout. Redcraigs lie to the west side of the A92 close to the charming village of Charlestown.

The area is popular with those exploring Aberdeen and Royal Deeside. The area is known for it' many beautiful beaches along the east coast and important historical sites nearby.

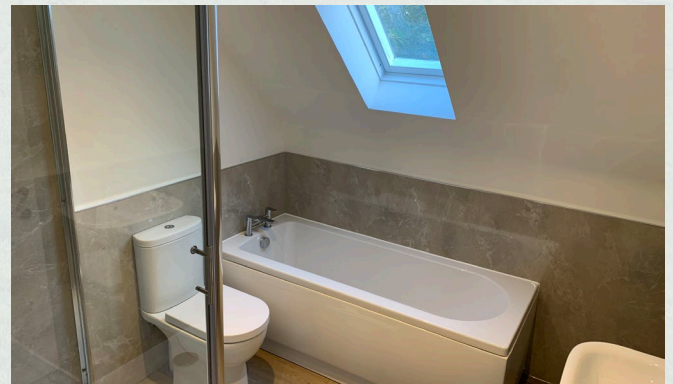
REDCRAIGS FARMHOUSE

Redcraigs Farmhouse comprised a granite detached two storey, four bedroom house surmounted by a pitched and slated roof. The property benefits from a lounge, open plan kitchen diner, sunroom and utility room. Redcraigs Farmhouse has recently been fully refurbished and in a turnkey condition.

The accommodation comprised of:

Ground floor: entrance vestibule, hall, lounge, kitchen /dining room, sunroom, utility room, shower room, two bedrooms.

First floor: Two bedroom and bathroom.



REDCRAIGS LODGES

Redcraigs Lodges comprise a traditional single storey stone terrace of four one bed roomed holiday lodges surmounted by a pitched and slated roof. The lodges have been formed by the redevelopment of a former steading building.

Internally the lodges are tastefully decorated providing a large double bedroom with shower room and open plan kitchen, lounge and dining room. All of the lodges form a similar layout with electric under floor heating providing the main heat source.

The accommodation comprises:

Ground floor: entrance vestibule, open plan lounge/dining/kitchen, shower room and bedroom.

OUTBUILDINGS

Additionally on site there is a barn approx length 82ft, width 62ft, height 30ft attached to the lodges which is available through separate negotiation.

GROUNDS

The properties are situated on a Large enclosed site with mature gardens which could be easily separated. In addition, there is ample parking facilities onsite.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Redcraigs Farmhouse:

EPC: Band C
Council Tax Band: G
Water: Mains supply
Drainage: Septic Tank
Heating: Oil
Broadband: Yes

Redcraigs Lodges:

EPC: Available on Request
Rateable value: £13,000
Water: Mains supply
Drainage: Septic Tank
Heating: Electric
Broadband: Yes

THE BUSINESS:

Redcraigs Farmhouse and Lodges are an easily manageable development of four self-contained lodges which are capable of being income producing from day one.

ACCOUNTS:

Trading accounts are available upon request to seriously interested parties.

PRICE:

Our clients are seeking offers in the region of £720,000 for the property as a whole, fixtures and fittings.

THIRD PARTY SERVITUDES & BURDENS:

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves



as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

FLOOD RISK/ SEPA:

According to SEPA flood maps, the property is only affected in minor areas by the potential of surface water flooding. Interested parties can access SEPA future flood maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

ENTRY:

Can be negotiated upon completion of legalities.

VIEWING & FURTHER INFORMATION:

Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell
D M Hall LLP

Tel: 0131 624 6130

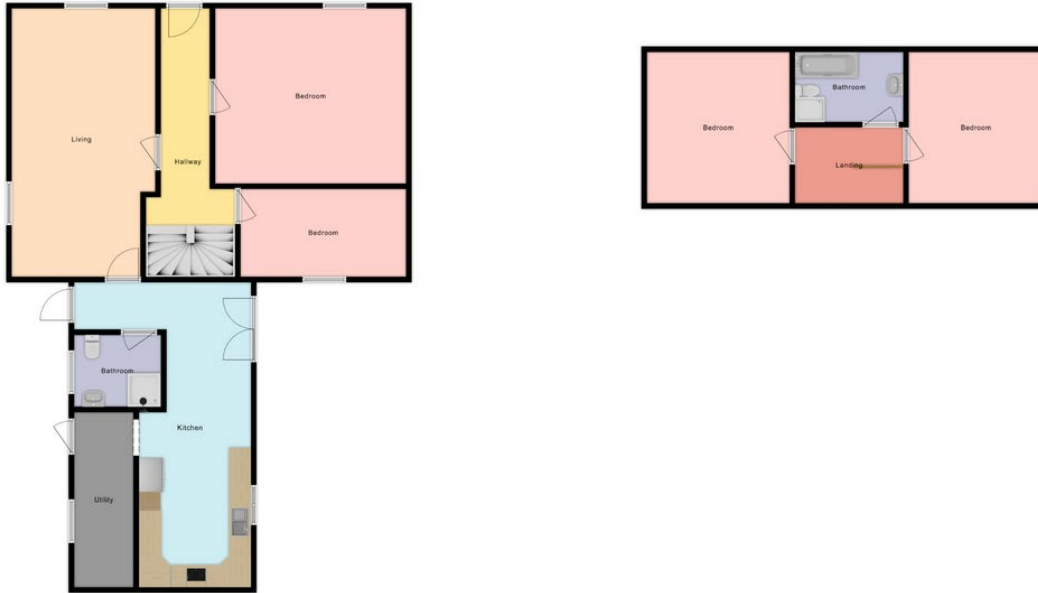
e-mail: business.sales@dmhall.co.uk

DATE OF PUBLICATION:

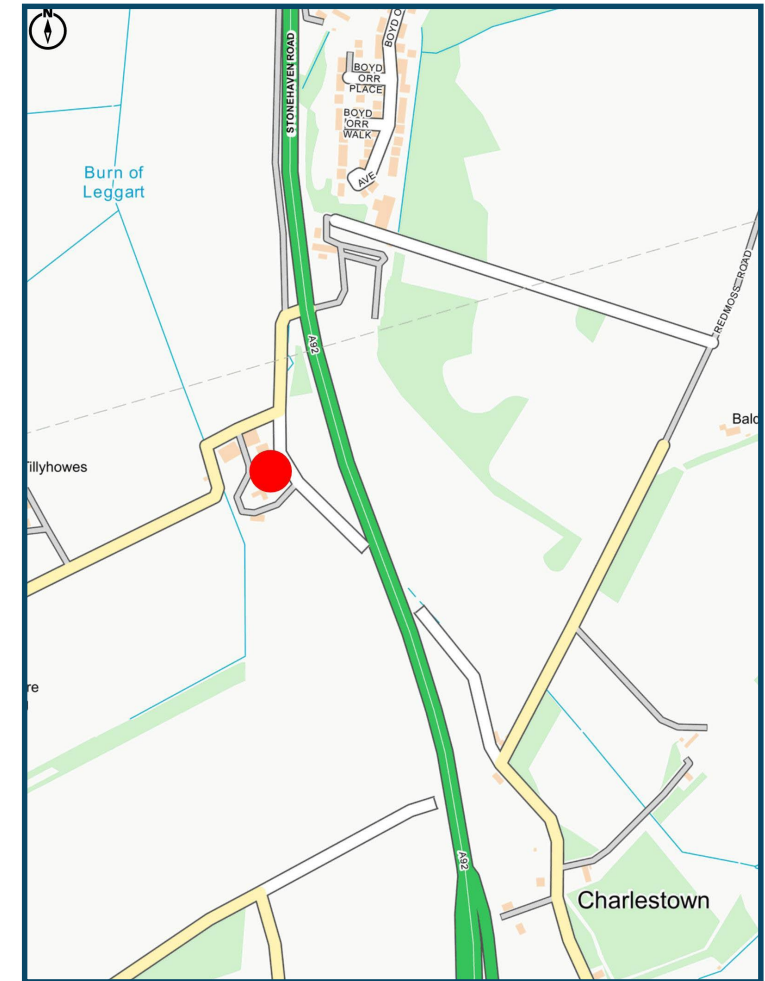
February 2024

Reference ESA2872

REDCRAIGS FARMHOUSE



REDCRAIGS LODGES



CONTACT:

Viewing is strictly by appointment and arrangements can be made by contacting -



Margaret Mitchell MRICS
Surveyor
07919 574 184
Margaret.mitchell@dmhall.co.uk

IMPORTANT NOTE

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