

# Drachlaw Estate, Turriff, Aberdeenshire

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PLAY VIDEO





# An amenity estate with **salmon fishing and forestry** in the heart of Aberdeenshire with woodland creation and carbon opportunities.

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## Summary of accommodation

**Drachlaw House:** A period house with 4 principal reception rooms, 5 bedrooms and 3 bathrooms.

Traditional stone and slate L-shape steading, used for storage but with potential for residential development (subject to planning consent), and photovoltaic cells with income

Double garage | Formal gardens including lawns, planted borders and mature woodland | attractive water garden

Land comprising 6.57 acres temporary grass, 38.65 acres pasture, 4.39 acres rough grazing, 114.45 mixed woodland and 10.29 acres roads/buildings/misc

Forestry includes 24.89 ha conifer and 21.43 ha of mixed broadleaf | Woodland creation with potential to generate 2,300 Carbon Code Units

420 metres of single (right bank) salmon fishing on the River Deveron

Roe deer stalking opportunities | Rough shooting and wildfowling | Topography and woodland provide landscape to create a low ground shoot

**For sale as a whole**

**About 174.35 Acres (70.55 Ha) in Total**

## Distances

Turriff 5 miles, Huntly 14 miles, Aberdeen Airport 33 miles, Aberdeen City 38 miles

(All distances and times are approximate)



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## Situation

Drachlaw Estate is situated in the heart of Aberdeenshire, about 5 miles west of the former market town of Turriff and just 17 miles from the North Sea coastline at Banff.

Turriff offers a wide range of services including a shopping centre and restaurants, together with a swimming pool, tennis club and sports centre, cottage hospital, primary and secondary schooling. There is also a regular bus service from Turriff to Dyce and Aberdeen city centre and there are also connections to Inverurie, Elgin and Banff. The historic town of Huntly is only 14 miles away and includes two supermarkets, a secondary school, and a train station with direct services to Aberdeen and Inverness. There are regular trains from Aberdeen to London and also sleeper train services daily to London Euston from Aberdeen.

The city of Aberdeen is a vibrant city with its corporate headquarters, universities and colleges and provides all the services expected of a major city. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodells. Gordonstoun School at Elgin is 47 miles away.

The nearby A96 provides swift access between the cities of Aberdeen and Inverness (80 miles) and the Aberdeen Western Peripheral Route provides quick access to the south.

The Moray Coast is only 16 miles away and is renowned for its relatively mild climate. The surrounding coastline has a string of attractive fishing villages as well as many sandy beaches. The Moray Firth offers sailing, windsurfing, kitesurfing, sea angling and dolphin watching. Duff House at Banff, is part of the National Galleries of Scotland and houses a range of art treasures.

Aberdeenshire has many castles, stately homes and ruins and beautiful settings. The surrounding area has plenty of sporting opportunities, as well as salmon and sea trout fishing on the estate itself on the River Deveron and the Rivers Dee, Don and Spey are all nearby. There is an old pheasant pen in the woods, used in the set-up of organised shoots on the Estate. Driven grouse and pheasant shooting are available to rent on the surrounding estates.



The beautiful Spey valley with its whisky trail is 35 miles away and skiing at the Lecht in the Eastern Cairngorms is 52 miles away. For the golfer, there are local courses at Banff (Duff House Royal), Macduff (Royal Tarlair) and Turriff, with the renowned courses of Royal Aberdeen and Trump International to the southeast at Menie.

Aberdeen Airport (33 miles) offers regular flights throughout the UK and European destinations.

## Historical Note

The setting of Drachlaw House overlooking the river Deveron is beautiful, even inspiring poetry in the early 1900s. It is rumoured that Drach Law means Druids' hill. A Title Deed from 1923 indicates that the house and steadings, which date back even earlier, have been transformed over the decades, most recently by the owners who lived at Drachlaw for nearly 40 years. During this time, they created a spacious kitchen/diner with a conservatory and terrace, both overlooking the river, as well as an entrance hall at the front and a double garage at the side.



In the early 2000s, the steading plus cottage was re-imagined to create an extensive L-shaped steading on one level, with the roof remodelled and windows/doors replaced – this space has huge potential for transformation into living or recreation space. Sixteen solar panels were installed on the steading roof and there is a Feed-in-Tariff income associated with these. In the field below Drachlaw house, adjacent to Tollo burn and near the site of an old watermill, the owners created a beautiful water garden and, on the field on the opposite side of the burn, they created a large apple orchard, both now requiring some TLC. Further up the Tollo burn, the owners established three large ponds, which they stocked with trout for fishing - their grandchildren had fun learning to fish on these ponds.

The owners farmed mainly beef, sheep and barley at Drachlaw, Ardfour and Auchininna from the mid-1980's, but as they became older, they sold much of Ardfour and Auchininna, retaining Drachlaw and lands proximal to the Tollo burn and began a programme of commercial forestry, planting mainly spruce, European larch, Scots pines and mixed broadleaves, letting out some grazing for sheep to local farmers. Below the house and along the river Deveron, the beautiful rolling grassy fields include areas of mature mixed woodland, rejuvenated with Sessile oak, aspen, goat willow, holly, birch and rowan to improve biodiversity. At the upper boundary of this field, a substantial hedge, 700m in length, stretching along the entire road from the top of the hill down to the bridge over the Tollo burn and made up of various native species (hawthorn, blackthorn, hazel, elder, dog rose, holly, rowan and wych elm) was planted specifically by the owners (with support from Scottish Natural Heritage in 2001) to harbour and encourage wildlife. Red squirrels have been common visitors to the terrace by the house, with the adjacent trees and hedge housing many small birds and even the odd woodpecker. Deer, hares and pheasants sometimes visit the front garden. More occasional visitors to Drachlaw have included osprey and wildcats. The bustling nature and the babbling of the Tollo Burn as it flows towards the Deveron contribute to the enchantment and tranquillity of Drachlaw. The night sky teems with stars.

## Drachlaw House

Drachlaw House is situated in a peaceful and private setting and is accessed off a minor public road, just off the B9024. There is a tarmac entrance driveway with parking area to the side of the property. The attractive property is constructed of red sandstone, harled, beneath pitched slate roofs. Parts of the building pre-date 1923. The house contains later additions, the most recent of which were constructed in the mid 1980s (kitchen/diner, conservatory and double garage) and early 2000s (front entrance hall).





Drachlaw benefits from well-proportioned reception rooms including a drawing room with open fireplace, a library lined with mahogany bookshelves and a dining room with an open fireplace, as well as an adjacent area fitted with an expanse of shelves and undercounter cupboards. There is a large “Gaggenau” dining kitchen (with pantries and scullery/utility area), which opens up to the conservatory with views over the Deveron and access to a southeast-facing decking area.

Upstairs the bedrooms again are all well-proportioned, with fitted wardrobes in four of the five, overlooking the gardens and with lovely views of the river. There is a large principal bedroom suite with walk-in wardrobes complete with bathroom with an oval bath and separate shower.

The full accommodation is laid out over two storeys as follows:

**Ground floor:** entrance hall, hallway, drawing room (with open fireplace), study, office (with open fireplace), WC, utility room, library, dining room (with open fireplace), shower room, dining kitchen with pantry, conservatory/sun room and boot room.

**First floor:** landing, principal bedroom with en suite bathroom (separate shower), four further double bedrooms, family bathroom and WC.





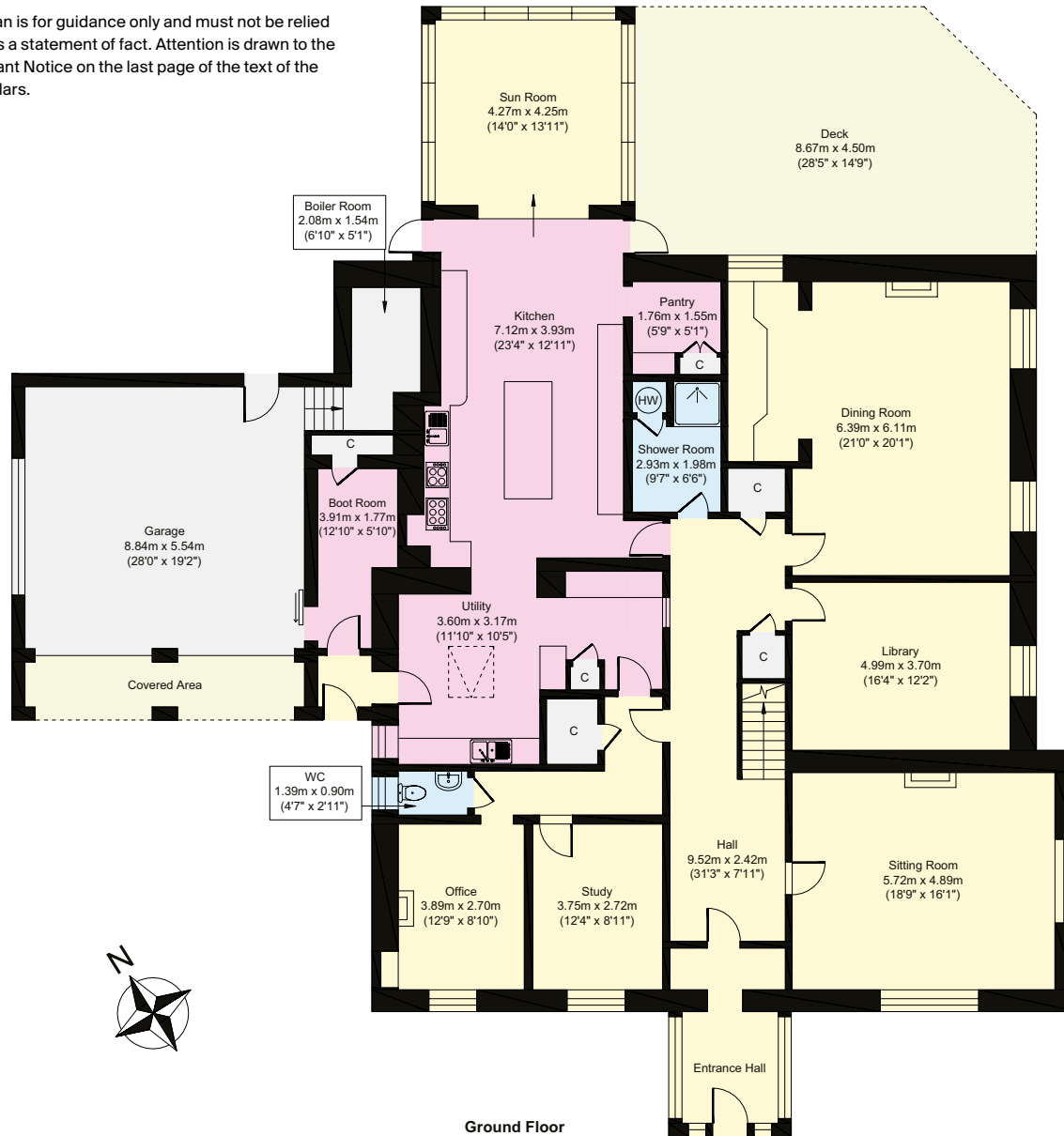


# Drachlaw House, Turriff, Aberdeenshire, AB53 4JB

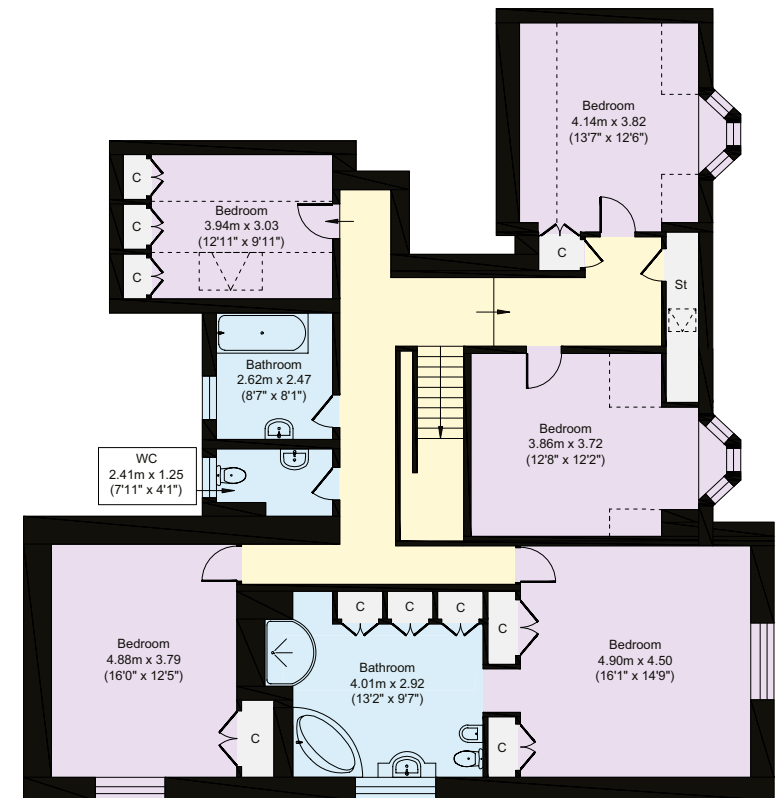
Approximate Gross Internal Floor Area  
500.27 sq m (5385 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**  
Approximate Floor Area  
329.09 sq. m  
(3542 sq. ft)



**First Floor**  
Approximate Floor Area  
171.18 sq. m  
(1843 sq. ft)





## Gardens and outbuildings

To the side of the property, there is an integral double garage which also houses the boiler room. A door leads out from the kitchen to a large decking area next to the sun room. To the front of the property there is a large stone patio. The gardens include lawns to the front and side of the property with planted borders and surrounded by attractive mixed mature woodland.





Adjacent to Drachlaw House, there is a traditional L-shaped steading building (258m<sup>2</sup>). Currently used for storage, workshop and garage, the building would lend itself to residential development (subject to gaining planning consent). The building has sixteen photovoltaic cells which receive a Feed-in-Tariff (FiT) income (see renewables). There is also a large area of garden to the front and rear of the steading, including a greenhouse (in need of repair) and a former tennis court area (which could be re-established).

Below the house and steading, a path leads down to an attractive water garden, in need of some weeding and pruning. There are three shallow ponds, fed by the Tollo Burn, supporting a variety of plants, including willows, hostas, gunnera, lilies and bamboo. A massive chestnut and an ancient walnut tree stand in majesty over the waters.

The adjoining grassy field, flush with daffodils in spring, supports impressive evergreens with some lovely old cherry trees both here and by the Tollo burn. The old mill ruins are at the bottom of a path through the beech woods near the house - the water supply for Drachlaw now comes from a spring. There is a bore hole for water drilled in the field adjoining the water garden (marked with a flag), which, potentially, could be used to provide a private water supply.





## Farm building

Accessed just to the south of the main road is a tractor shed, a modern shed of steel portal frame construction with a concrete floor, clad and roofed by box profile sheeting (18m x 9m).

## Land

The land holding at Drachlaw extends to about 174.35 acres in total. The land rises from about 40 metres (131 feet) above sea level by the River Deveron and up through the mature mixed woodland to about 135 metres (442 feet) along the eastern boundary.

The Estate has a variety of attractive terrain ranging from temporary grass next to the river, rising up to mixed mature native broadleaf plantations and commercial plantations, interspersed with some areas of open ground, rough grazing and pasture suitable for grazing. The land consists of 6.57 acres temporary grass, 38.65 acres pasture, 4.39 acres rough grazing, 114.45 acres mixed mature woodland and 10.29 acres roads/buildings/water/misc.











This includes a large single field of grass adjoining the River Deveron and includes a beat of salmon fishing (see Sporting). There are also further fields of pasture. These fields have been used to graze livestock previously but are sold with vacant possession. The Estate does have a registered farm code and receives Entitlements to Single Farm Payment.

The Tollo burn, a tributary of the River Deveron runs through the estate, creating an attractive water garden below the house, as well as, three fishing ponds upstream.

## Woodland

The woodlands at Drachlaw are a real feature, of commercial value, extending to about 114.45 acres (46.32 hectares) in total. This includes 21.43 hectares of mixed broadleaf and 24.89 hectares of conifer. The commercial crop has two age classes, with the oldest crop having been planted around 1970, whereas the majority was planted in 2004, with further planting in 2011.

The older crop suffered storm damage in 2021, such that approximately 6.5 hectares, including the toppled/damaged trees and the surrounding crop, requires to be clear felled and replanted. Felling licenses have been applied for. The younger spruce crop is in good order. A woodland survey has been carried out by Highland Forestry.

The report identifies areas of the estate with potential for woodland creation that could generate up to 2,300 Woodland Carbon Code Units that can be used to create additional income. Further details on the Forestry Report, felling permissions and potential grant funding are available from the Selling Agent.

## Forestry summary

Land Use	Area (Ha)
Broadleaved trees	21.43
Conifer trees	24.89
Open Ground	8.28
Other Land	2.32
Potential Woodland Creation	13.19
<b>Total</b>	<b>70.11</b>



## Sporting – Salmon Fishing

The estate includes 420 metres of single (right bank) salmon fishing on the River Deveron. It has not been actively fished in recent years. It is easily accessed through the arable field adjoining the river.

The River Deveron is acknowledged as a consistent and productive salmon, sea trout and brown trout fishery. It rises in the eastern Grampians and is generally narrow and fast, flowing through a steep sided valley. It is joined by the Blackwater, in the upper reaches, and by the Bogie at Huntly. The middle reaches stretch from the confluence of the River Isla at Rothiemay downstream to the confluence of the Turriff Burn just above the town. The lower reaches of the river flow from Turriff downstream through arable farmland to the estuary at Banff, into the Moray Firth. It currently holds the record for the heaviest UK fly caught salmon (61lbs by Mrs Clementina (Tiny) Morison on the 21st October 1924).

The season for salmon and sea trout fishing is open between the 11th February to 31st October.

## Stalking

The mixture of native and commercial woodland lends itself to some excellent roe deer stalking. This has not been exercised in recent years by the current owners.

## Rough shooting, wildfowling and shoot potential

The terrain would also lend itself to rough shooting for woodcock as well as duck flighting on the three ponds.

The varied topography together with mixture of woodland would lend itself to the creation of a low ground pheasant shoot.

## Equestrian activities

There are some lovely rides through the wooded areas, along wide grassy paths.





## Nature Reserve

Drachlaw is also a haven for wildlife ranging from otters, duck and dippers down by the river, to red squirrels, pine martins, hares and deer throughout the woodland and the occasional sighting of osprey in the skies.

## Residential schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Drachlaw House	Vacant	Mains electricity, oil-fired central heating, private (filtered) water supply and private drainage	F	E

## Directions

From Aberdeen, travel north on King St/A956 for about 3 miles and, at the Parkway roundabout, take the 2nd exit onto A92 (Ellon Road) and travel for 1 mile. At the roundabout take the first exit onto the B999 signposted for Pitmedden. Continue for 4.5 miles and then turn left onto B979 signposted for Kingseat/Newmachar. Continue for just over 2 miles towards Newmachar and at the T-junction turn right onto the A947 (Oldmeldrum Road) signposted for Oldmeldrum and Banff. Continue 6.5 miles to Oldmeldrum and continue north on the A947 for a further 15 miles until reaching Turriff. Turn left onto the B9024 signposted for Huntly. Continue straight on about 4 miles and then take the turning on the right signposted for Drachlaw. Continue down the road for 0.75 mile and the entrance to Drachlaw House is on your left. The postcode is AB53 4JB.

## Water supply

The water supply for the house is served from a spring situated in a field close to the eastern boundary of Drachlaw on a neighbouring property. The field is on the right hand side of the road going down to Drachlaw House; the spring is marked with a red and white stake. A holding tank exclusively for the supply to Drachlaw is located in a field within Drachlaw Estate on the eastern side. The spring water is passed through a filter and a UV steriliser installed within the garage.

## What3words

///spells.amended.observers

## Renewable energy system

There are 16 photovoltaic cells on Drachlaw steading which receive an income through the Feed-in-tariff (FiT). The income is around £1600 to £2000 per annum with a contract until 13th October 2036.

## Solicitors

Anderson Strathern Solicitors  
1 Rutland Court  
Edinburgh  
EH3 8EY  
Tel: 0131 270 7977  
Email: Karen.Craig@andersonstrathern.co.uk

## Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code County Parish holding number 70-221-0100. There are 10.55 units of region 1 entitlements. The single farm payment for 2023 will be retained by the vendor after which the units will be transferred to the purchaser.

## Entry

Entry is available by arrangement with the seller.

## Sporting rights

The sporting rights are in-hand.

## Timber and minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.





## Fixtures and fittings

All curtains and fitted carpets are included in the sale.

## Health and safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

## Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

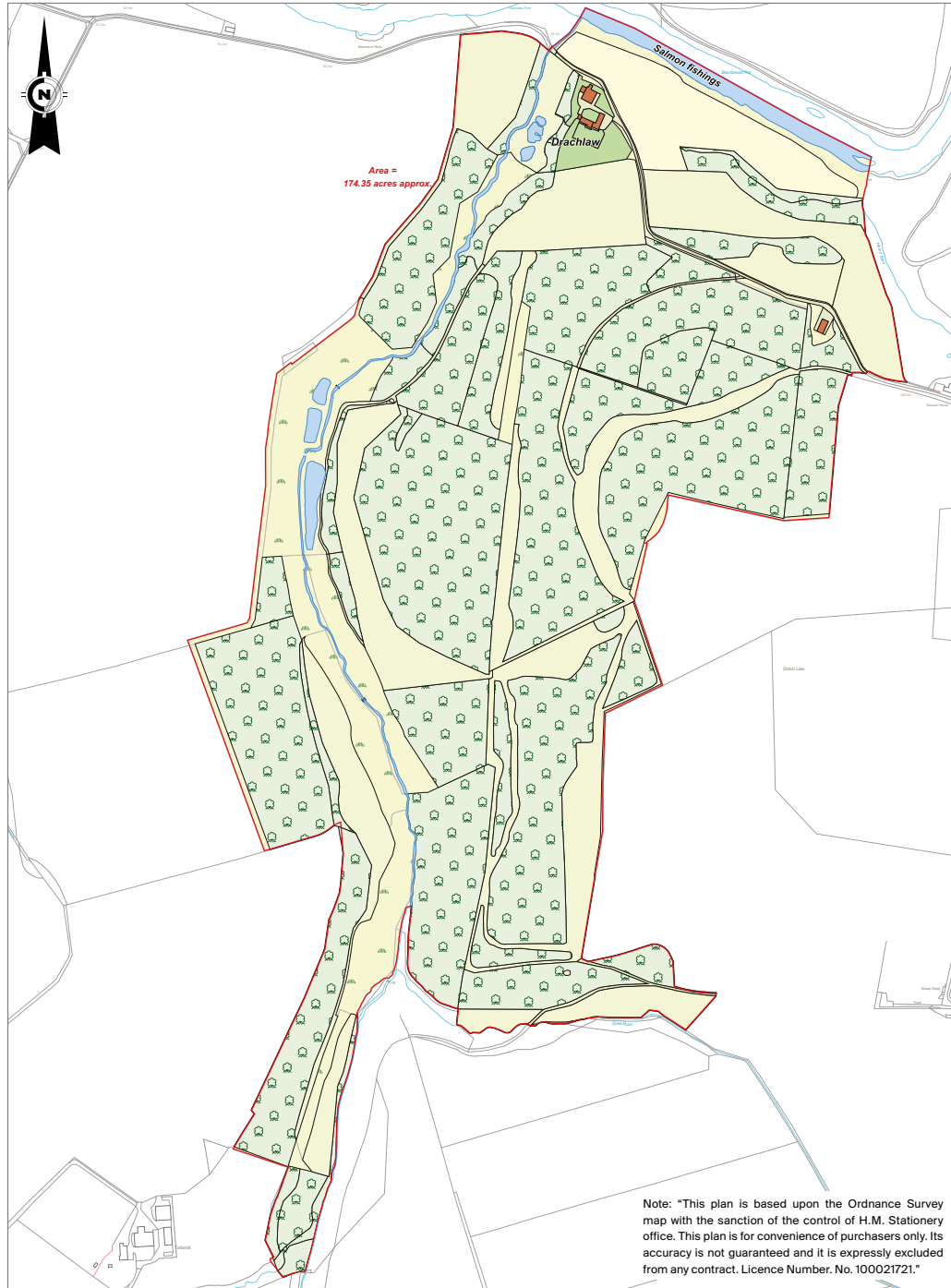
## Conditions of sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



## Property information

**Tenure:** Freehold

**Local Authority:** Aberdeenshire Council, Gordon House, Blackhall Road  
Inverurie, Aberdeenshire, AB51 9WA Tel: 01467 620981

**Council Tax:** Band F

**EPC Rating:** E

**Offers over** £1,200,000



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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