

INCHDREWER CASTLE,

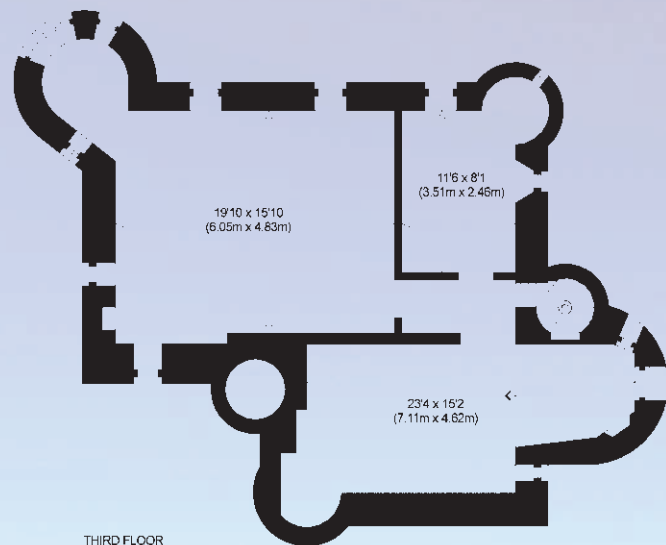
BANFF, ABERDEENSHIRE
AB45 3TS



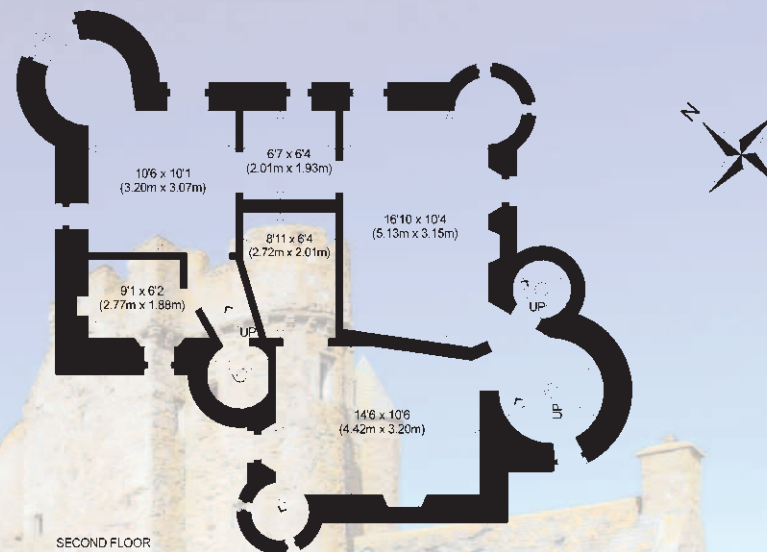
BALLANTYNES
SURVEYORS & ESTATE AGENTS

United
Kingdom

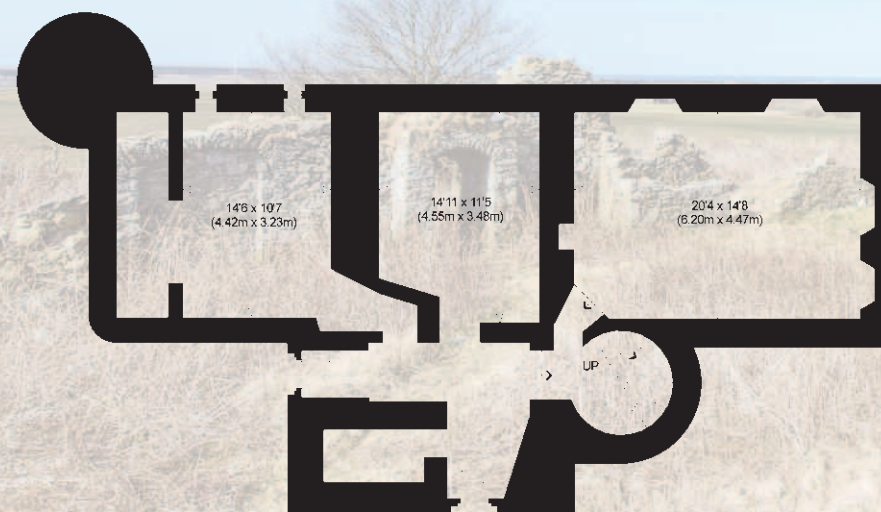
Sotheby's
INTERNATIONAL REALTY



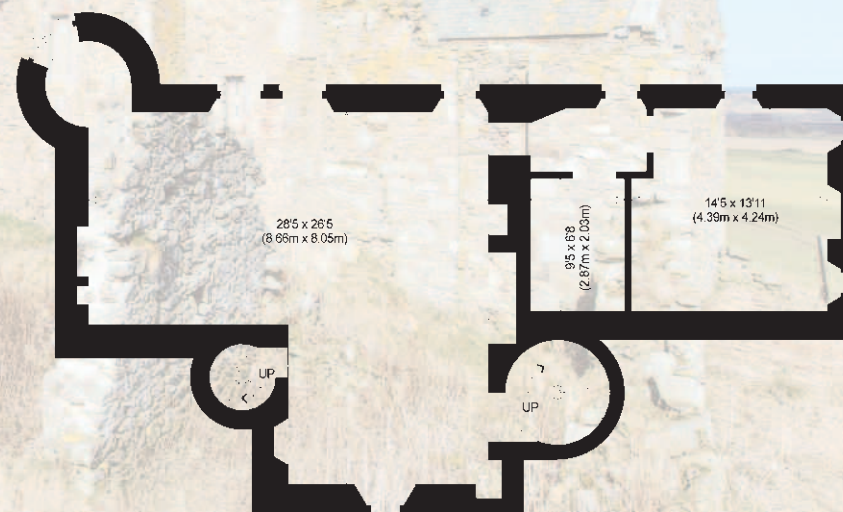
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 764 SQ FT / 71 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 775 SQ FT / 72 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1023 SQ FT / 95 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1085 SQ FT / 99 SQ M

INCHDREWER CASTLE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3627 SQ FT / 337 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright c exposure
www.photographyandfloorplans.co.uk

FOR SALE

Unique and rare opportunity to purchase a partially restored castle together with the title Baron of Inchdrewer.

Inchdrewer Castle,

Banff, Aberdeenshire
AB45 3TS

Description

Inchdrewer Castle is a Grade A listed 16th Century Castle and is believed to have been built in the early to mid 1500's and was purchased by Sir Walter Ogilvie of Dunlugas (or his son, Sir George) in 1557 from the Curror family. A successor, Lord Banff, lived there in 1642 until killed by a fire in the castle in 1713. The castle has a long and interesting history with many historical mentions including the attack on Inchdrewer by the Duke of Cumberland in 1746 when hunting for Bonnie Prince Charlie. It is also understood that the castle was visited by King Edward VII and the Duke of Fife in its past.

The castle was abandoned in the early 1900's and was then bought by the current owners family in 1963 when it was found to be in mainly ruinous state. Together with a local firm of family builders the castle was restored to a wind and water tight condition by 1971. The castle has not had any further improvements since 1971 and has suffered from some deterioration to the roof and windows. Internally the castle has been prepared for fit out with its exposed stone walls, new concrete + steel beam floors and service strips provided from ground floor to 2nd floor levels. Some block working has been undertaken however a prospective purchaser may wish to redesign the internal layout. It should be noted the building was restored with a number of key elements taken into account – the main area being the addition of two large windows in the main hall which provide uninterrupted views towards Banff and the North Sea. The Castle is currently listed as “At Risk” on the ‘Buildings at Risk Register for Scotland’.

The castle sits in an area of 0.175 ha (0.433 acre) and is accessed from a shared road towards Inchdrewer Cottage. The castle is also being sold with Baron of Inchdrewer title which will be transferred to the successful purchaser. Confirmation of the title is available on request. Please note that the title will not be sold separately.







Location

Inchdrewer castle is situated approximately 3.5 miles to the south west of the town of Banff, with Aberdeen 45 miles to the south east and Inverness approximately 72 miles to the west. Banff is a fishing port on the Morayshire coast and provides a centre for the rural population. The town provides an excellent range of services and amenities, including primary and secondary schooling, a range of shops and supermarkets, hotels and restaurants, as well as a the well known Duff House Royal Golf Club, beaches and the historic Duff House with its outstation for the National Gallery of Scotland. The river Deveron, located close to the castle, is one of the most popular fishing rivers in Scotland.

The A97 and subsequent A96 allow good road access to Aberdeen and Inverness. Aberdeen and Inverness provide all the necessary leisure, recreational shopping, entertainment and cultural facilities one would expect of a city. Domestic and International air travel is provided from both Inverness and Aberdeen airports. Aberdeen also provides a wealth of private schooling and boasts a number of universities and colleges including Aberdeen University and Robert Gordon's University

Directions

If travelling from Aberdeen take the A96 towards Huntly. Shortly before arriving in Huntly take the A97 road signposted Banff. Follow this road for 15 miles and then take a left turn at the crossroads signposted Hilton and Ordens. Follow this road for 0.7 mile then take the turning to the right signposted Banff. Follow this road for about 0.2 miles and as you crest the hill Inchdrewer Castle is located on the left hand side of the road.

Services

Services are not provided as part of the sale and all interested parties should make their own enquiries of the relevant companies.

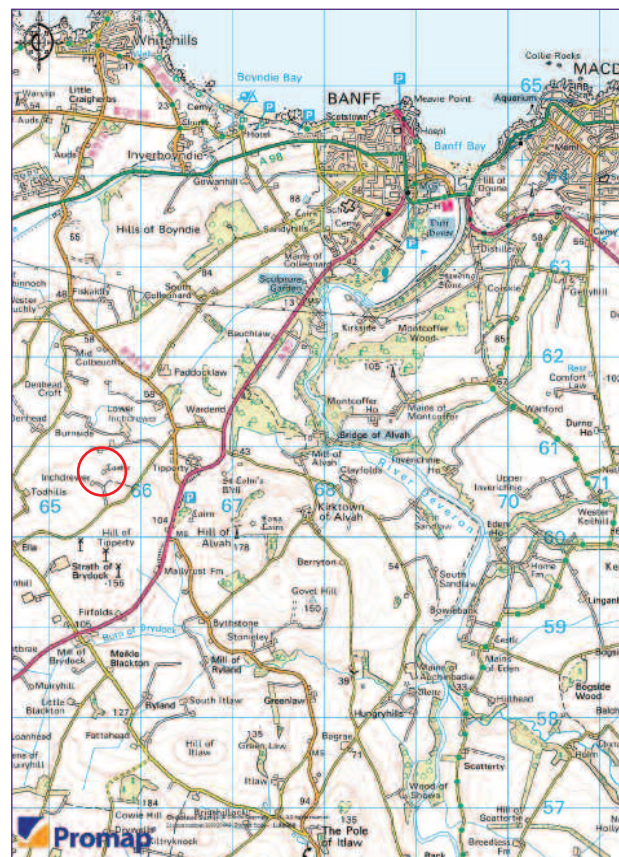
Conditions of Sale

A deposit of 10% of the purchase price will be payable within 7 days of the conclusion of Missives.

Viewing

Strictly by appointment with Ballantynes. Please note that any viewings are undertaken at your own risk. The property does not have any power and parties are advised to bring appropriate footwear and a hardhat when viewing.





BALLANTYNES

SURVEYORS & ESTATE AGENTS

Contact

Rory Ballantyne

30 Stafford Street,
Edinburgh EH3 7BD

Tel: 0131 459 2222

Email: edinburgh@ballantynes.uk.com

28 York Place,
Perth PH2 8EH

Tel: 01738 441825

Email: perth@ballantynes.uk.com

Web: www.ballantynes.uk.com

Contact Joint Selling Agents

BALLANTYNES

SURVEYORS & ESTATE AGENTS

Rory Ballantyne

Ballantynes, Surveyors & Estate Agents,
30 Stafford Street,
Edinburgh, EH3 7BD.
Tel: 0131 459 2222
Fax: 0131 226 3739
Email: rory@ballantynes.uk.com
Web: www.ballantynes.uk.com

United
Kingdom

Sotheby's
INTERNATIONAL REALTY

Peter Bevan

London Sotheby's International Realty
Mayfair - 26a Conduit Street
London, W1S 2XY
Tel: 020 7495 9586
Fax: 020 7495 9589
Email: peter.bevan@sothebysrealty.co.uk
Web: www.sothebysrealty.co.uk

IMPORTANT NOTICE

Ballantynes, for themselves, and for the Sellers of this property whose agent they are, give notice that:

1. All particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Ballantynes Scotland Limited has any authority to make or to give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property or in relation to Ballantynes Scotland Limited, nor into any contract on behalf of the sellers.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

These particulars were prepared in April 2013.



BALLANTYNES
SURVEYORS & ESTATE AGENTS

United
Kingdom

Sotheby's
INTERNATIONAL REALTY