



Sunhoney Farm

 Allathan ASSOCIATES

187 ACRE MIXED FARM


DUNECHT
ESTATES

Sunhoney Farm

**Echt, Westhill,
Aberdeenshire, AB32 7AL**

On the Instructions of Dunecht Estates we offer to let Sunhoney Farm, a mixed livestock and arable unit located between Echt and Midmar. Available as a whole or in lots with entry to the land and farm buildings available from 28th February 2026 under the terms of a 5-year Short Limited Duration Tenancy.

Directions

From Echt head west on the A9119 towards Midmar. The house and steading are located approximately 1.4 miles out of Echt on the right-hand side.

What3words location: ///troll.proof.unpacked

Letting Agents

Allathan Associates
Unit 2
The Old Mart
Market Street
Maud
Aberdeenshire
AB42 4NH

Tel: 01888 563464

Email: sunhoney@allathanassociates.co.uk

Web: www.allathanassociates.co.uk

Situation

The farm is situated just off the B9119 Between Echt and Midmar, location highlighted on the map below.

Viewing

Viewing is strictly by prior appointment with Allathan Associates. Please register your interest with the agent.

A viewing day is likely to take place during the week commencing Monday 12th of January 2026 but will be confirmed with prospective applicants. Viewings of the farmhouse will be facilitated on the day by strict allocation of time slots, which must be booked in advance.

Description

A productive Livestock and Arable unit extending to circa 187ac with a good selection of farm buildings and a farmhouse. Please refer to the layout plans attached.

Conditions of Let

The farm is to be let under the terms of a 5 year SLDT, a draft copy of which may be requested from the Agent. The rent will be fixed for the duration of the SLDT.

Entry to the Land and Farm Buildings will be from 28th February 2026, however, entry to the Farmhouse will be from 28th May 2026.

Each party will bear its own legal and professional costs, save for the preparation of a Record of Condition and Soil Testing Report which will be split equally.



Sunhoney Farm

The property will be made available as a whole or in three lots:

1: Land, Buildings and Farmhouse

2: Land and Buildings

3: Land Only

Applicants must clearly indicate in their application which lot they are applying for and ensure that all supporting financial projections correspond accurately to their chosen option.

Land

The land at Sunhoney farm extends to approximately 187.28 acres of Grade 3.2 agricultural land. This comprises 121.57 acres of productive arable land, 47.69 acres of quality grassland, and 18.02 acres of less productive areas, including margins and rough grazing.

Most fields are accessed via the main track within the farm boundary and via inter-field access points. Grassland used as grazing fields are equipped with water troughs. Fencing throughout the unit is in good condition. There are a few stone dykes located on the property. The Farm Boundary is shown on the plan along with a schedule of field areas.



Accommodation

The residential property is situated overlooking the farmland and buildings. It is traditional farmhouse, set over 2 ½ storeys, complemented with a back porch and front garden. The property is constructed from granite with a slate roof and is C listed. The residence is connected to a mains water supply. The property has single-glazed windows throughout and is heated by an oil-fired central heating system. Drainage is to a septic tank.

Accommodation includes four bedrooms, two reception rooms, a dining room, kitchen, and bathroom.

Ground Floor: Two Reception Rooms, Kitchen, Dining Room, Bathroom and Storage areas

First Floor: Bedrooms 1 and 2

Second Floor: Bedroom 3 and 4

Please state if the farmhouse is included or excluded along with your offer and the rent applicable to the house.



Advising Agriculture

Sunhoney Farm

Schedule of Buildings – NB all measurements are approximate

Building numbers correspond to plan on following page

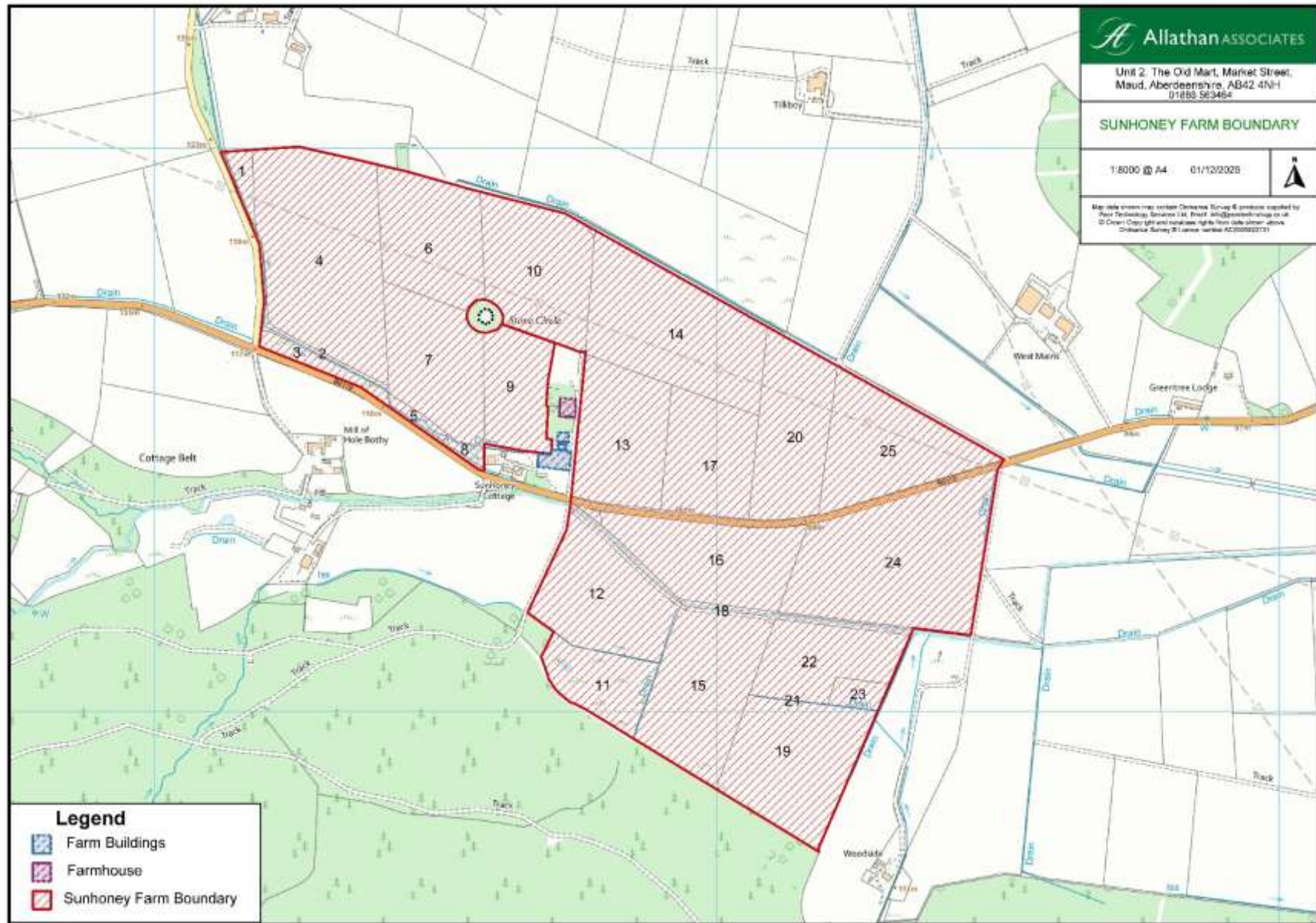
	Sunhoney Farm	Length (m)	Width (m)	Approximate Area (sq m)	Description
1	General Purpose Shed	23 metres	21 metres	483 m ²	Steel portal frame with a cement sheet roof and roof lights. Sheeted down to concrete block walls on East and South elevation and granite wall on West and North elevations. Concrete floor. South and West elevations both have one set of double sliding doors. South elevation has door opening
2	Cattle court/Silage Pit/Slatted Court	36 metres	32 metres	1152 m ²	Constructed of steel portal frame with cement sheet roof with roof lights and space board down to block walls. North gable has two sets of sliding doors (cattle court and slatted court). Concrete floor. Elevated feed pass in cattle court. Central feed pass in slatted court.
3	Lean-to Cattle Court	32 metres	8 metres	208 m ²	Steel portal frame, box profile sheet cladding on gable ends, fibre cement sheet roof with transparent panels, 5 bays (1 bay storage on north end), 3 bays with galvanised feed barriers, 1 bay with self-locking yokes, concrete panels separating cattle court from storage area, galvanised metal gate on south gable, 1.5m wide concrete pad on east elevation, plastic rainwater goods, water trough.
4	Dutch barn	18 metres	14 metres	252 m ²	Constructed of a steel portal frame with profile sheet roof and sheeting down to 4 feet above ground level on North and West elevations. South and east gable is open. Earth floor.
5	Workshop	15 metres	7 metres	105 m ²	Cement sheet roof, concrete block walls. Timber trussed. Concrete floor. East gable end has set of double sliding doors.
6	Yard			2000 m ²	In good condition, partially concreted.



Farm Steading Plan



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Main Cropping Schedule

Counter	Land Parcel Identifier	Area (ha)	Area (ac)	Ineligible area	IACS Area (ha)	IACS Area (ac)	BPS Region	Cropping History		
								2025	2024	2023
1	NJ/71159/05948	0.38	0.94	0.00	0.38	0.94	1	RGR	RGR	RGR
2	NJ/71266/05649	0.5	1.24	0.03	0.47	1.16	1	RGR	RGR	RGR
3	NJ/71291/05616	0.67	1.66	0.00	0.67	1.66	1	RGR	RGR	RGR
4	NJ/71301/05813	7.68	18.98	0.00	7.68	18.98	1	Arable	Arable	Arable
5	NJ/71468/05519	0.27	0.67	0.00	0.27	0.67	1	RGR	RGR	RGR
6	NJ/71492/05843	3.84	9.49	0.00	3.84	9.49	1	Arable	Arable	Arable
7	NJ/71501/05619	3.74	9.24	0.00	3.74	9.24	1	Arable	Arable	Arable
8	NJ/71559/05460	0.22	0.54	0.00	0.22	0.54	1	RGR	RGR	RGR
9	NJ/71687/05539	2.44	6.03	0.00	2.44	6.03	1	TGRS4	TGRS3	TGRS2
10	NJ/71691/05791	4.22	10.43	0.00	4.22	10.43	1	Arable	Arable	Arable
11	NJ/71789/05055	2.18	5.39	0.87	1.31	3.24	2	RGR	RGR	RGR
12	NJ/71802/05210	3.88	9.59	0.00	3.88	9.59	1	Arable	Arable	Arable
13	NJ/71833/05490	3.81	9.41	0.00	3.81	9.41	1	TGRS5	TGRS4	TGRS3
14	NJ/71932/05687	6.04	14.92	0.00	6.04	14.92	1	TGRS4	TGRS3	TGRS2
15	NJ/71975/05038	4.65	11.49	0.00	4.65	11.49	1	Arable	Arable	Arable
16	NJ/71994/05267	4.06	10.03	0.00	4.06	10.03	1	Arable	Arable	Arable
17	NJ/71995/05446	3.22	7.96	0.00	3.22	7.96	1	Arable	Arable	Arable
18	NJ/72027/05177	0.25	0.62	0.03	0.22	0.54	1	RGR	RGR	RGR
19	NJ/72137/04907	4.69	11.59	0.03	4.66	11.51	1	TGRS4	TGRS3	TGRS2
20	NJ/72143/05495	3.89	9.61	0.00	3.89	9.61	1	TGRS1	Arable	Arable
21	NJ/72182/05011	0.15	0.37	0.14	0.01	0.02	1	RGR	RGR	RGR
22	NJ/72194/05097	2.84	7.02	0.00	2.84	7.02	1	TGRS2	TGRS1	Arable
23	NJ/72252/05032	0.47	1.16	0.00	0.47	1.16	1	RGR	RGR	RGR
24	NJ/72313/05266	7.48	18.48	0.00	7.48	18.48	1	TGRS4	TGRS3	TGRS2
25	NJ/72316/05476	4.22	10.43	0.00	4.22	10.43	1	TGRS3	TGRS2	TGRS1
Total Area		75.79	187.28	1.10	74.69	184.56				

Offers

Applications are to be received made using the proforma template provided with these particulars along with relevant supporting documents. Applications are to be received by the letting agents no later than 12 noon on Wednesday 28th of January 2026.

Emailed copies will be acceptable, and these should be submitted to
sunhoney@allathanassociates.co.uk

Ingoing Valuations

The ingoing valuation will be agreed prior to the date of entry and notified to interested parties for budgeting purposes.

Record of Condition

A record of condition will be undertaken within 6 months of the date of entry. The cost of this is to be split equally between the landlord and tenant.

Access

Please note that Sunhoney stone circle is a Scheduled Monument and is excluded from the let. Pedestrian access to the stone circle is permitted from the farmyard where a small informal parking area shall be created by the Landlord. Three neighbouring residential properties have rights of access through the farmyard. The landlord reserves the right to resume or exclude land from the tenancy for the purpose of creating or extending permissive footpaths.

Basic Payment Scheme (BPS), Subsidies and Grants

Entitlements may be made available through a separate negotiation.

Closing Date

The closing date for offers is 12 noon on Wednesday the 28th of January 2026.

Guidance for Applicants

Applications will not be accepted from parties unless they have registered their interest with Allathan Associates and attended a viewing.

The following information must be included with your application:

- 3 year financial projections to include, cashflow projections, profit and loss statements and balance sheets. Allowances must be shown for repairs and maintenance to the Fixed Equipment.
- Details of 3 referees, one of whom must be your bank, plus a trade and agricultural sector reference
- A personal statement including background information, qualifications and relevant experience
- Applicants should also include information as to the assets they will be bringing to the farm, including livestock, dead stock, machinery, income and sources of capital available for investment.

All applications received on or before the tender deadline will be considered and a shortlist prepared. Those shortlisted will be asked to attend an interview with the Landlord.

Landlord Details

The Dickinson Trust Limited as Trustee of
the Dunnottar Trust

Dunecht Estates
Estates Office
Dunecht
Westhill
Aberdeenshire
AB32 7AW

Local Authority

Aberdeenshire Council
Woodhill House
Westburn Rd
Aberdeen
AB16 5GB

Solicitor

Brodies LLP
58 Morrison Street
Edinburgh
EH3 8BP
Scotland, UK

Particulars, Plans, Areas and Schedules

These are mainly based on the Ordnance
Survey and are for reference. They have
been carefully checked and computed by
the letting agents and the applicant shall
be deemed to have satisfied himself as to
the description of the property and any
error or misstatement shall not annul the let
nor entitle either party to compensation in
respect thereof.

Applications

Applicants should familiarise themselves
with all documentation and take
independent advice before submitting their
offer. It should be noted that the Landlord
will not be bound to accept the highest or
any other offer for the tenancy.

Alienation

There will be a contractual bar
against parting with possession,
sub-letting or alienation without the
landlord's written consent.

Sporting Rights

Any sporting rights are excluded
from the SLDT. The successful
applicant will undertake to
cooperate fully with the landlord
and any sporting tenant or guests in
respect of the sporting's and will
allow access over the farm without
obstruction.

Mineral Rights

Any mineral rights are excluded
from the SLDT.

