



LAND AT MID ARDOE

BANCHORY-DEVENICK, ABERDEEN



"A block of productive IACS registered land extending to 30.32 hectares (74.92 acres) or thereby, benefitting from good roadside access and within close proximity to the city of [Aberdeen](#)."

Agricultural Land at Mid Ardoe

what3words location:///sculpture.rises.salon



For Sale as a whole or available in three Lots:

Offers Over £350,000

Property Highlights

- + Suitable for agricultural and equestrian use.
- + IACS registered land extending to 30.32 hectares (74.92 acres) or thereby.
- + Excellent location in close proximity to Aberdeen, Cults & Portlethen.
- + Good roadside access.

Lot 1 - Offers over £100,000

Lot 1 includes IACS registered extending to 8.30 hectares (20.51 acres) or thereby along with two small pockets of woodland (shown in blue on the sale plan opposite). The land is currently all in grass and has been used for livestock grazing for the last number of years. The land is classified by the James Hutton Institute as Grade 3.2.

Lot 2 - Offers over £170,000

Lot 2 (shown yellow on the sale plan opposite) extends to 15.22 hectares (37.61 acres) or thereby of IACS registered land. The land is currently all in grass and has been used for grazing livestock. The land benefits from good roadside access and is classified as a mixture of Grade 3.2 and 4.1 by the James Hutton Institute.

Lot 3 - Offers over £80,000

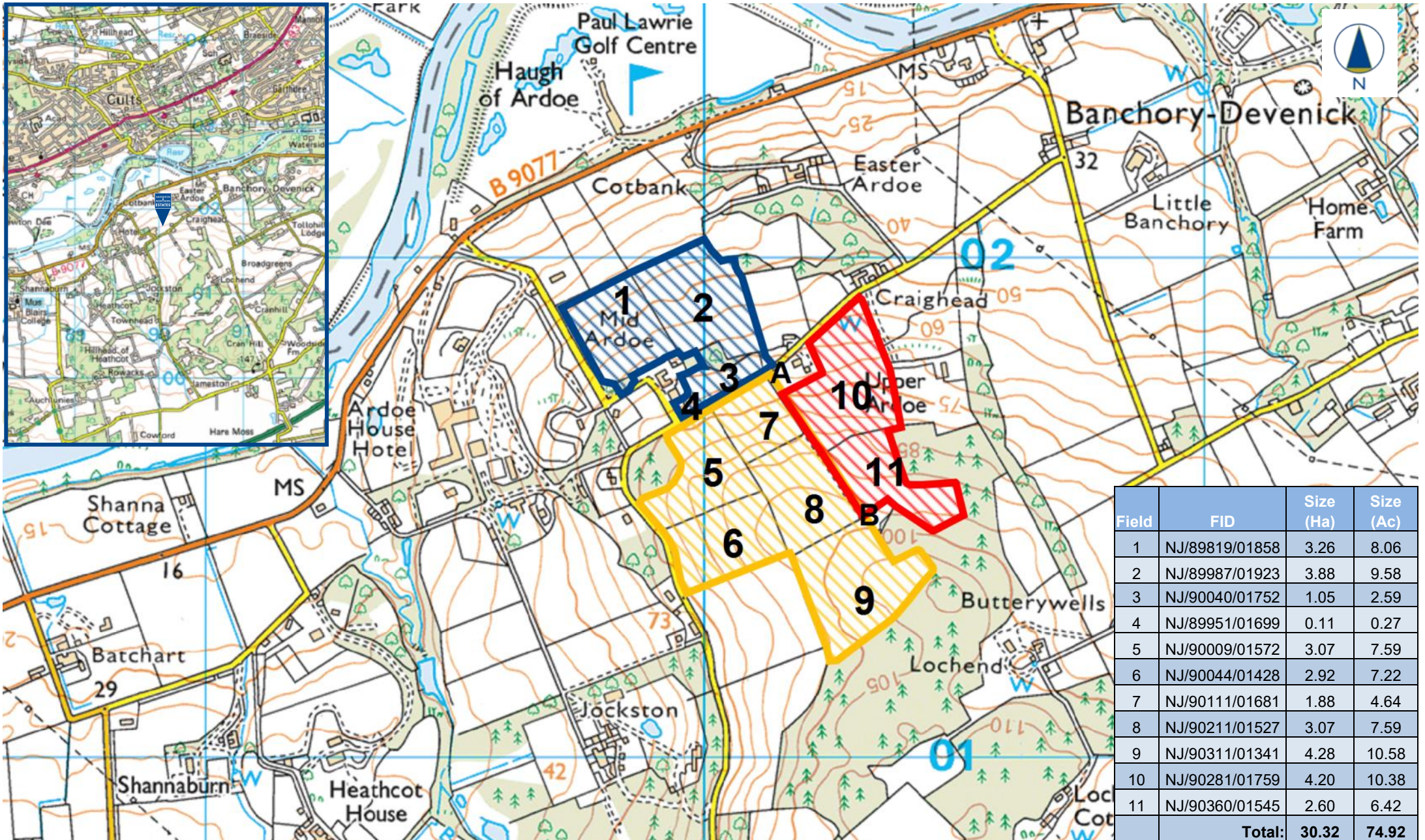
Lot 3 (shown red on the sale plan opposite) benefits from good roadside access onto the public road and extends to approximately 6.80 hectares (16.80 acres) of IACS registered land. The land has been used for grazing livestock for the last number of years is classified as a mixture of Grade 3.2 and 4.1 by the James Hutton Institute.

Distances

Portlethen 6 miles Peterculter 5 miles Aberdeen 4 miles

Agricultural Land at Mid Ardoe, Aberdeen

Location & Sale Plan



Property Details & Important Notices

Telecoms Masts: Located at the end of the track (point B) is access to two telecoms mast. Both are available by separate negotiation. For further information please contact the selling agent.

Clawback: Lot 1, 2 & 3 will be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 25% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of 20 years from completion of sale.

BPS Entitlements: Not included in the sale but available by separate negotiation. All BPS Region 1.

Local Authority: Aberdeenshire Council, Viewmount, Arduthie Road, Stonehaven, AB39 2DQ

Entry: By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others. A right of access will be retained by the seller from A-B shown on the sale plan. A mains water pipeline is due to be installed early 2025 - ask the selling agent for further details.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing by appointment. The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.



To view this property or for further information, contact our agent:

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