

98 ACRES LAND AT MILLDEN

BALMEDIE



ABERDEEN
&
NORTHERN
ESTATES

savills

"Once-in-a-lifetime opportunity to secure a unique site in a sought-after location with development potential, attractive coastal scenery and superb links to Aberdeen City and other regional centres"



Land at Millden, Balmedie

what3words location: ///customers.language.judges

For Sale as a whole:

Offers Over £750,000

Property Highlights

- + Former golf course located on the outskirts of Balmedie.
- + Attractive land package with future development potential.
- + Great access close to the A90 with services nearby
- + Presently used for sheep and cattle grazing and occasional hay making
- + In all extending to approximately 98 acres.

Location and Situation

The former East Aberdeenshire Golf Course at Millden, is situated in a pleasant rural location on the outskirts of Balmedie, an inviting village located just off the stunning Aberdeenshire coastline, in the northeast of Scotland. The location is approximately 8 miles north of Aberdeen, with easy access to the bustling city, and a 20-minute drive to Aberdeen International Airport.

Balmedie is a welcoming community, located just a 10-minute walk from the property, it benefits from local amenities including shops, post office, pharmacy, takeaways, library and pub as well as the popular Balmedie Beach. Nursery and primary schooling are available in Balmedie, with secondary schooling located at Bridge of Don Academy in Aberdeen. With regular public transport connections and short commute to Aberdeen City Centre, Balmedie is an appealing place to live.

Located close to Trump International Golf Links Aberdeen, the property is well-located along the Aberdeenshire coastline and offers easy access to all major Scottish cities, 2 hours to Edinburgh and 2 hours 30 minutes to Glasgow.

Directions

Follow the A90 north from Aberdeen and slip off to the left signposted 'Balmedie'. Go straight ahead at the roundabout signposted 'Millden School' with the land accessed 300m beyond on the right hand side as per the for sale signboard.

Distances

Aberdeen 8 miles Inverness 100 miles Edinburgh 120 miles Glasgow 150 miles

Former East Aberdeenshire Golf Course

Description

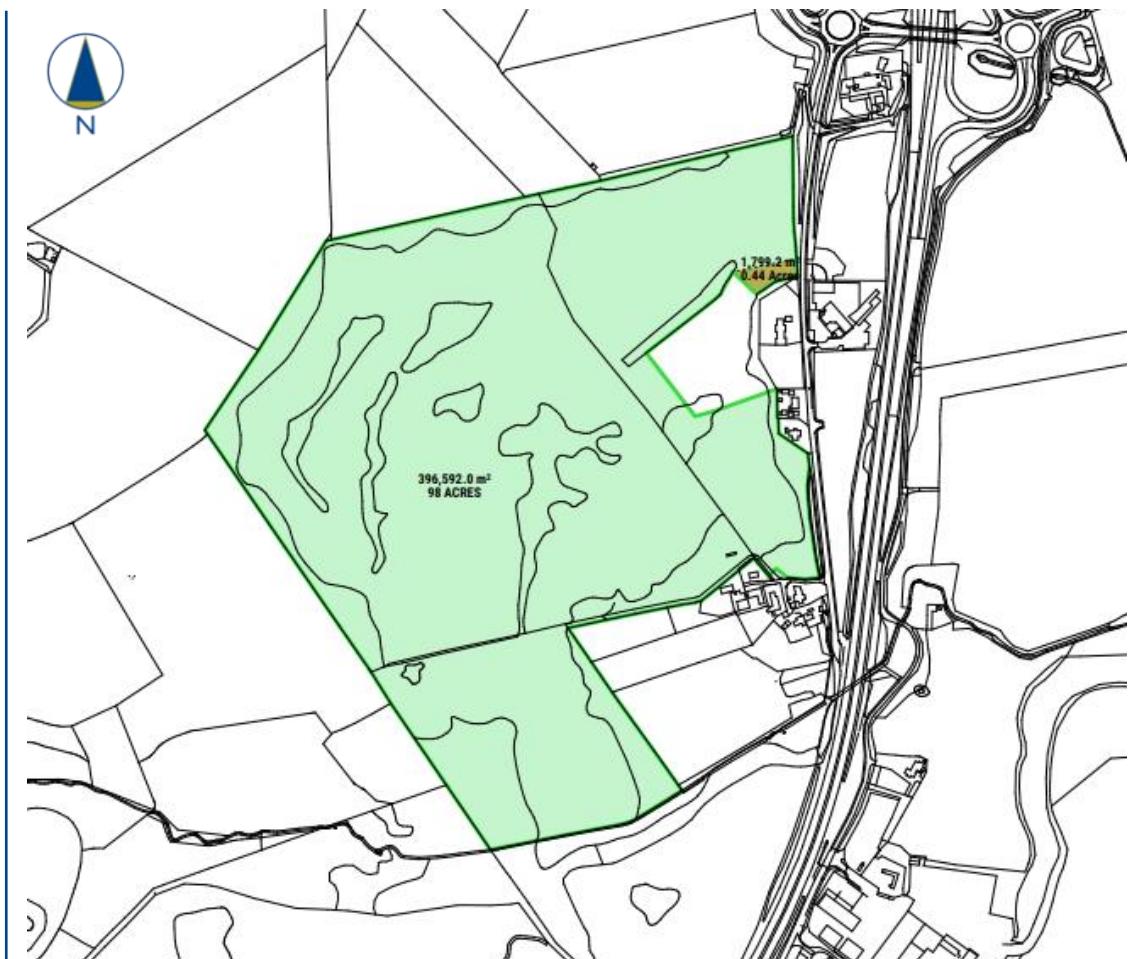
The land at Millden extends to approximately 39.66 ha (98 acres) or thereby on what was formerly the well-renowned East Aberdeenshire Golf Course. The land is characterised by gently rolling permanent pasture, interspersed with pockets of mixed semi-mature woodland forming excellent wildlife habitats. The land has an east to south-easterly aspect, sitting at an altitude of between 20 and 70 metres above sea level. The land is Grade 3(2) as defined by the James Hutton Institute. Whilst currently in grass, the land has been cropped in the past. All BPS Region 1 and NLFA land. There is understood to be water available on-site. The land also benefits from a small pond located along the western boundary. No inorganic fertiliser has been applied on the land for approximately 15 years and therefore may suit organic production. A report prepared by Graham Webster of Team Niblock Ltd, specialists in golf course construction, is available detailing the final remedial works required to restore the land to full agricultural use. Direct access from the public road to the north of Millden House (shaded orange) with further access at south, adjacent to Millden Steading East.

Development Potential

Although the land is not currently zoned in the Aberdeenshire Local Development Plan 2023, there have been various bids for development put forward for the site in recent years, with the vendors having carried out significant work to plan for the potential of future development. The site is currently being promoted for inclusion in the Aberdeenshire Local Development Plan 2029. The site is well placed to take advantage of nearby services including electricity, 9-inch water main, BT and gas mains all passing closely, with the Potterton-Balmedie main sewer pipe located 0.25 miles north.

Clawback Provision

The land is subject to an obligation from the Purchaser in favour of the Seller (and their successors in Title) to pay 25% of the uplift in value occurring as a result of gaining any non-agricultural planning consent in the period of 25 years from date of completion of sale. The seller will allow one residential dwelling to be constructed without triggering any clawback payment.



Property Details & Important Notices

Local Authority: Aberdeenshire Council: Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

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. A right of access over the orange shaded subjects (included for sale) are retained by the vendor to access retained land. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

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).

