



Land at Hillydykes, Millbren, Fyvie, AB53 8NJ

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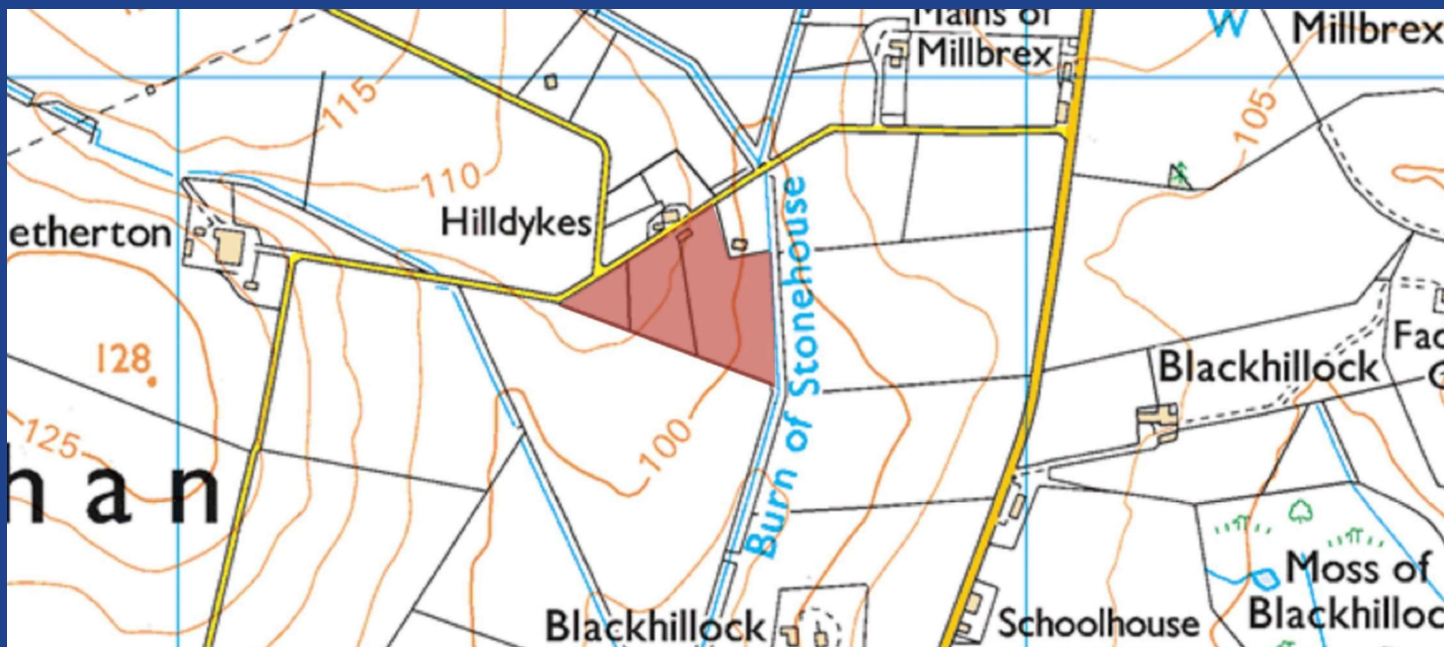
Agricultural land comprising three fields extending to approximately 6.7 acres or thereby. Stock fenced and roadside access.

Offers Over
£45,000



Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

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The land is classified as Grade 3(2) by the James Hutton Institute per the Land Capability for agriculture (partial cover) map.

There are three field gates to access the land, with a concrete hard standing accessible from the public road.

Local Authority:

Aberdeenshire Council,

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.

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.



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

Tom Richmond MRICS

01467 623800

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.