

# 98 ACRES LAND AT MILLDEN

---

BALMEDIE





"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](https://www.what3words.com/locations/land-at-millden-balmedie)



For Sale as a whole:

**Offers Over £540,000**

## 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

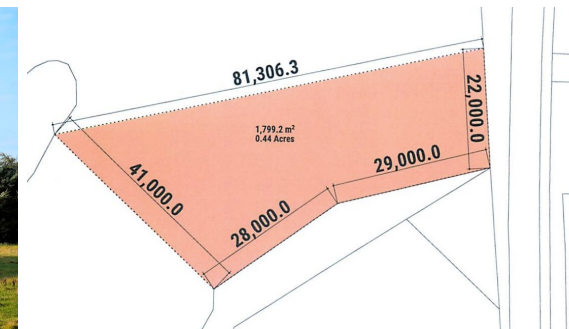
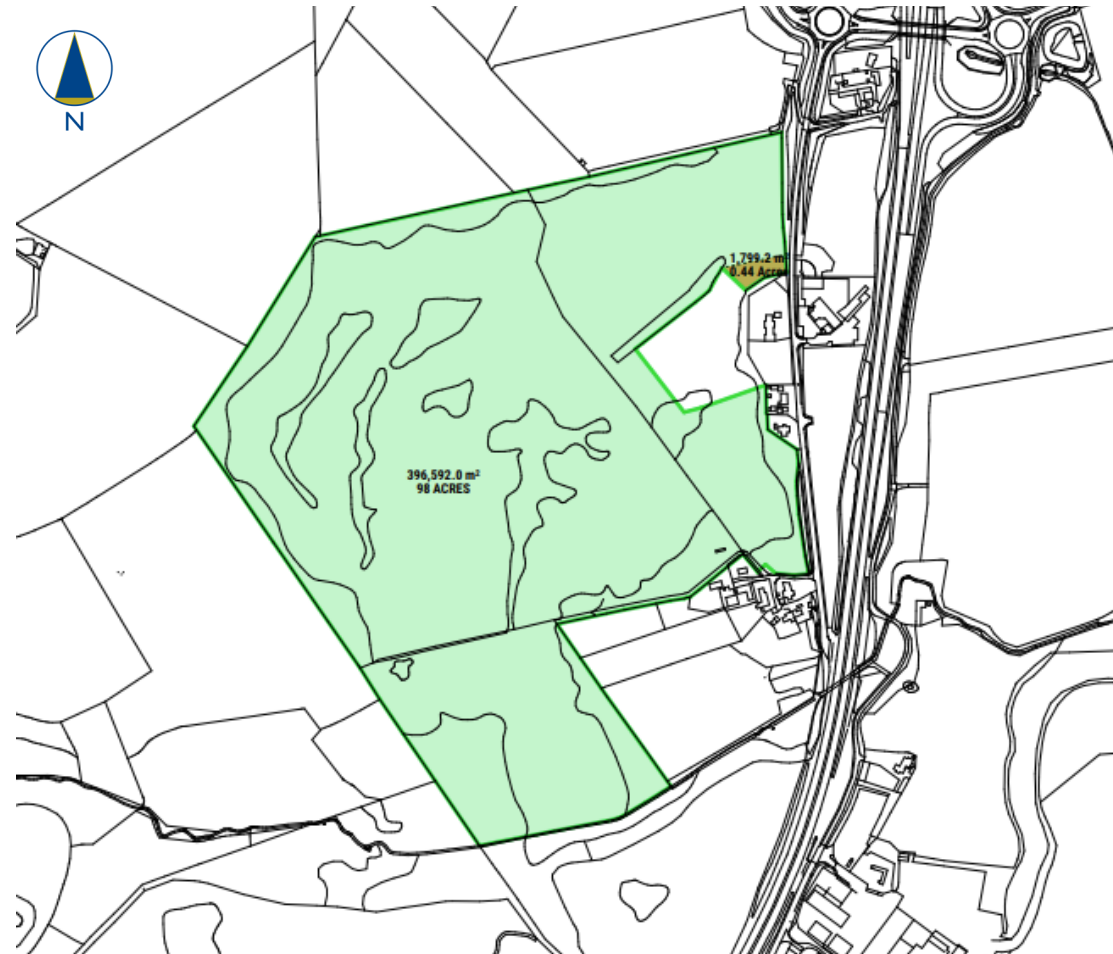
The land at Millden extends to approximately 39.66 ha (98 acres) or thereby on what was formerly the well-renowned East Aberdeenshire Golf Course. The land is characterised by gently rolling permanent pasture, interspersed with pockets of mixed semi-mature woodland forming excellent wildlife habitats. 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).



## 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.

Date of publication: July 2025. Photographs taken: Nov 2024.

Viewing strictly by appointment



To view this property or for further information, please contact the joint selling agents:

James Presly

01467 623800

james.presly@anmgroupp.co.uk



ZOOPLA rightmove OnTheMarket

To view this property or for further information, please contact the joint selling agents:

Jamie Wedderspoon

01224 971111

jamie.wedderspoon@savills.com

