



Land & Building at Easter Corskie, Aberchirder

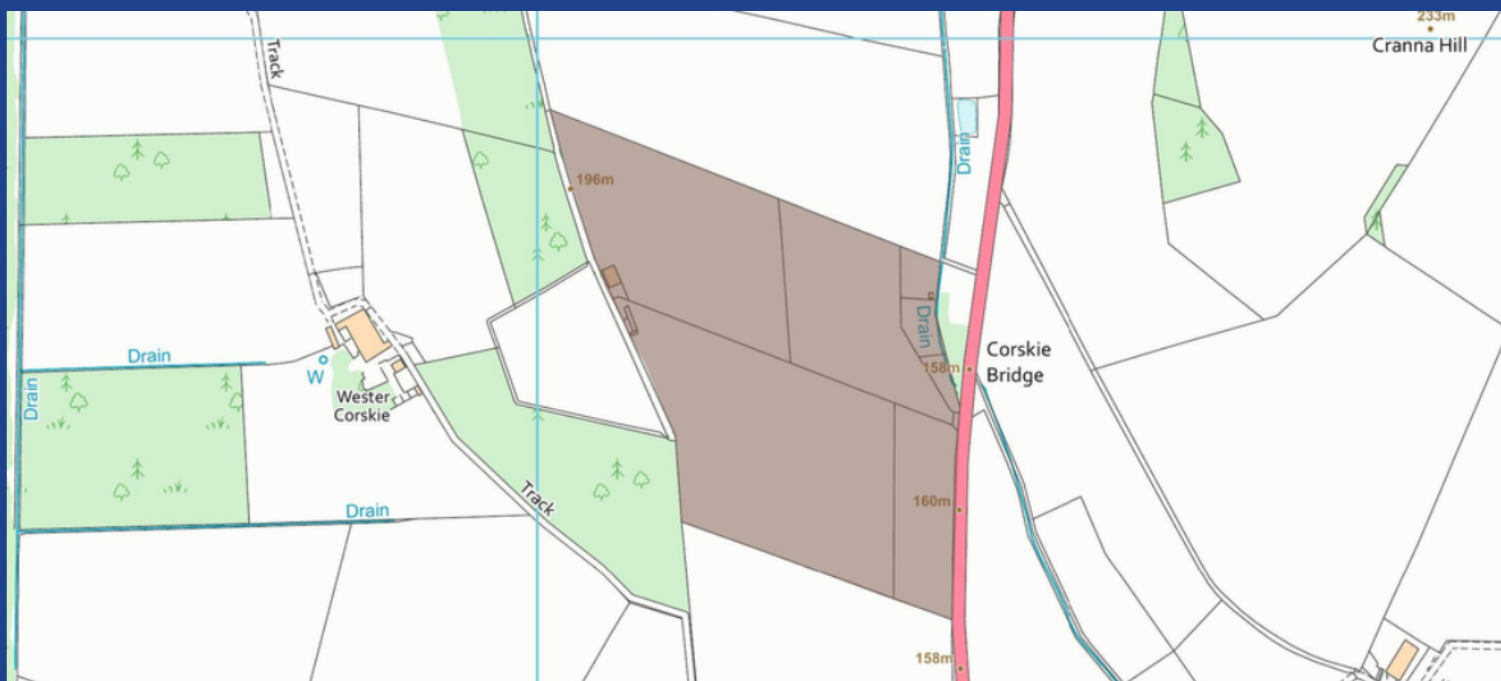
Block of IACS registered land extending to 10 hectares (25 acres) or thereby together with agricultural building, in an accessible location close to Aberchirder.

Offers Over
£130,000



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

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Enjoying a rural setting a short distance north of Aberchirder, this compact block of IACS registered land and agricultural building benefits from excellent access from the adjoining A97, providing onward road links to Huntly and Banff.

The land extends to 10 hectares (25 acres) or thereby and is split into four fields, presently down to grass providing quality grazing. The land is classified as Grade 3(2) by the James Hutton Institute, capable of productive grass and arable cultivation. The land is stockproof fenced and supplied by water.

The steel portal frame agricultural building measures c. 18m x 9m and currently provides livestock housing and storage. Also included in the sale is a shipping container and portable cabin.

Local Authority:

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Mineral & 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.

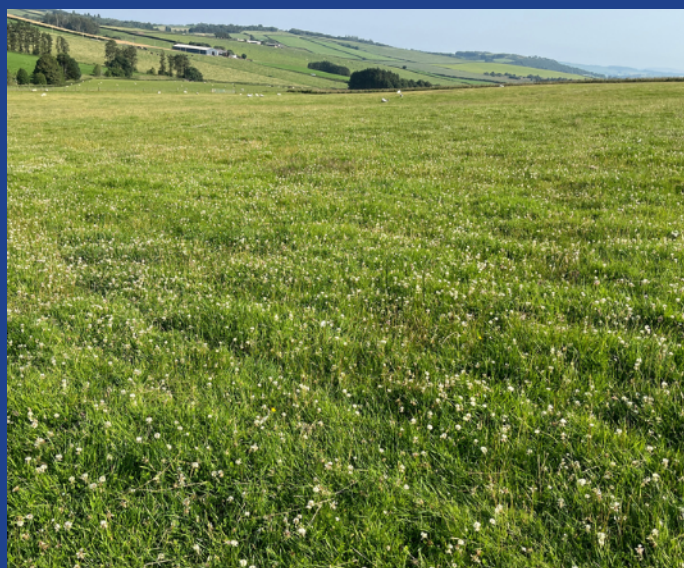
Offers:

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.

///offline.baker.happier



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

Aileen Minty MRICS FAAV
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.