

LAND & BUILDING AT GREYSTONE

OLDMELDRUM

ABERDEEN
&
NORTHERN
ESTATES

"Rare and exciting opportunity to acquire a **modern and versatile general purpose shed** and **land presently utilised for hazelnut and fruit production as well as grazing** extending to approximately 13.8 acres in total, in a convenient location **close to the A947 road**".



Land & Building at Greystone, Oldmeldrum, Inverurie, Aberdeenshire, AB51 0BN

what3words location: ///coins.shots.liberated

For Sale as a whole:

Offers Over £90,000

Property Highlights

- + IACS-registered grade 3(2) land sloping gently south-east, extending to 5.35 hectares (13.22 acres) or thereby.
- + Modern general purpose shed extending to 129m² with gravel yard area.
- + Land planted principally in hazel trees, with apple trees and soft fruit bushes also found. Excellent potential for a range of uses.
- + Excellent road links to nearby Oldmeldrum, Inverurie and Aberdeen.

Description

The land at Greystone, situated south-east of Oldmeldrum in a pleasant rural setting, presents a unique opportunity to acquire a versatile parcel of land planted predominantly in hazel trees. The hazel trees were planted in 2020 and are currently starting to bear fruit, with large quantities of hazelnuts found growing on the trees at the time of writing. In addition, there comprises approximately 100 apple trees currently bearing fruit at the time of writing.

The southern part of the holding is planted in a number of rows of fruit bushes including raspberries, blackcurrants, blackberries and honey berries, with the owners having previously supplied fruit to local businesses.

The land slopes gently in a south-easterly direction and is classified as grade 3(2), signifying productive agricultural land. The land is fully fenced with good quality deer fencing, erected in 2020, and secure metal gates. The land is suitable for a wide variety of uses, such as for fruit and nut production, livestock grazing, a dog park or for nature restoration, with the grass comprising a diverse species mix. The land is IACS-registered and the option of reverting the land back to solely cropping and/or livestock grazing has been explored by the current owners, though interested parties are asked to make their own enquiries.

In addition to the land, the subjects benefit from a modern and compact general purpose shed within a sizeable gravel yard area to the west of the land. The shed is of a modern steel portal frame construction and was constructed in 2023. The building would make for an ideal small-scale agricultural storage building, as well as being useful for more general storage requirements. The shed is currently utilised for machinery storage, with the Vendor willing to offer the machinery for sale by separate negotiation to an interested party.

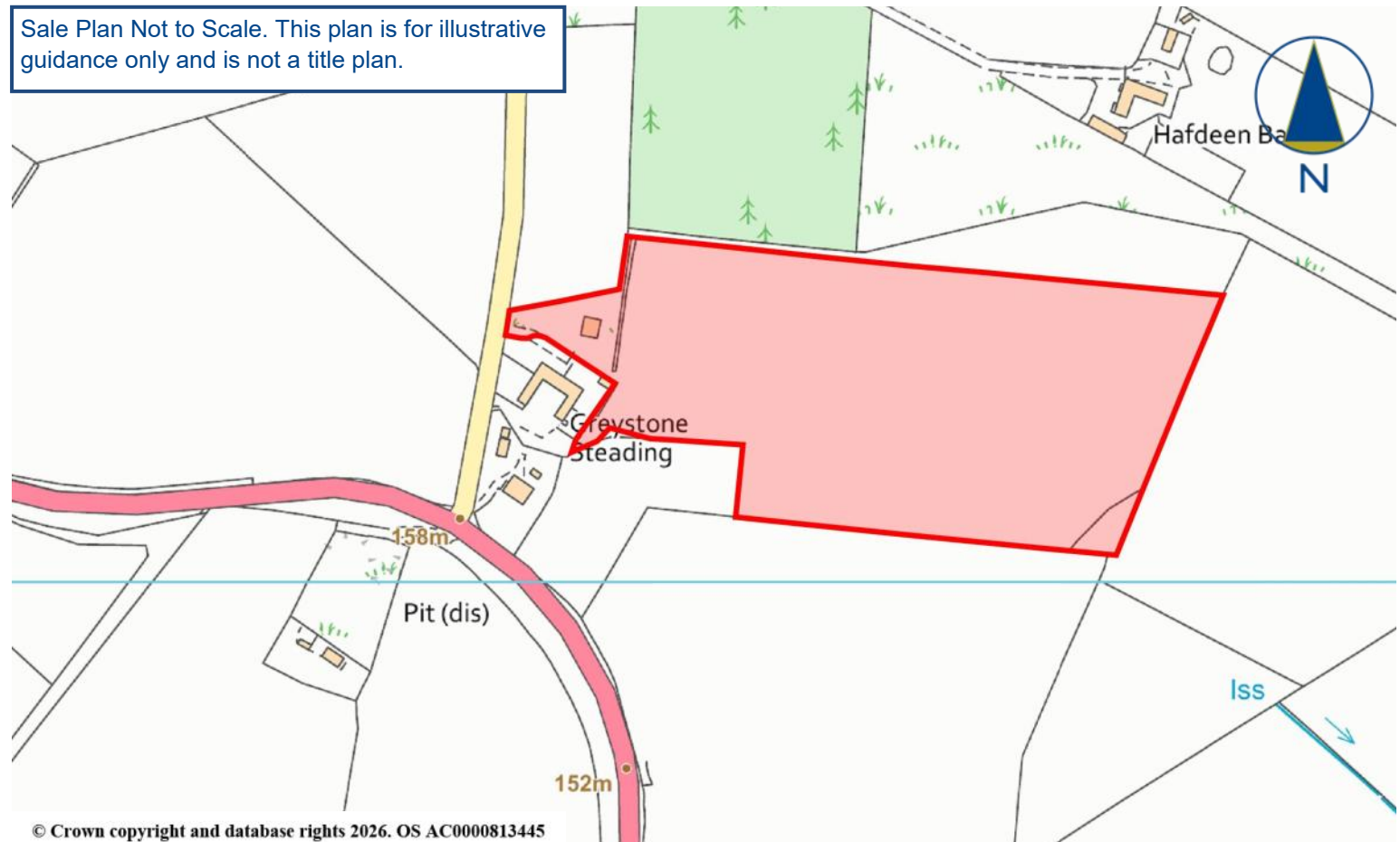
Distances

Oldmeldrum 2 miles Inverurie 5½ miles Dyce 10 miles Aberdeen City Centre 17 miles

Sale Plan



Sale Plan Not to Scale. This plan is for illustrative guidance only and is not a title plan.



Property Details & Important Notices

Access: Roadside access available. Understood to be a right of access to the south of the adjacent steading.

Services: Water and electricity connections are not utilised at present, though the Vendors understand connections to be nearby.

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

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

Forestry: The vendors understand that there are no outstanding forestry licences or grants in place.

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.

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 strictly by appointment

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