



Land at Brindyhill, Auchleven, AB52 6PQ

# Land at Brindyhill

Agricultural land extending to 3.5 hectares (8.6 acres) or thereby. Suitable for livestock grazing with roadside access off the B992.

Offers Over  
**£45,000**



**Aberdeen & Northern Estates Ltd.**  
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The land at Brindyhill comprises primarily of three IACS-registered field parcels together with an additional small parcel making up the total area for sale of 3.5 hectares (8.6 acres) or thereby. The land provides good livestock grazing, as well as being utilised for hay making in recent years, and is classified as Grade 3(2) by the James Hutton Institute. The agricultural land is fully fenced and supplied by water, with the land also benefitting from two ponds. The land has direct roadside access off the B992, being conveniently situated between the settlements of Auchleven and Keig, with onward road links to Insch and Alford.

There is a disused former telephone exchange and the footprint of a former dwellinghouse 'Brindyhill' situated within the subjects. No planning consent has been investigated by the current owners and interested parties should make their own enquiries in this regard.

Additional land to the east of the B992 may be available for sale by separate negotiation.

#### Entry:

By arrangement

#### Mineral Rights & Sporting Rights:

Included in the sale, insofar as they are owned.

#### BPS Entitlements:

BPS Entitlements are available by separate negotiation.

#### Offers:

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork.

#### 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:

Aileen Minty MRICS FAAV

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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.