



Land at Burnside Steading, Westhill, AB32 6RR

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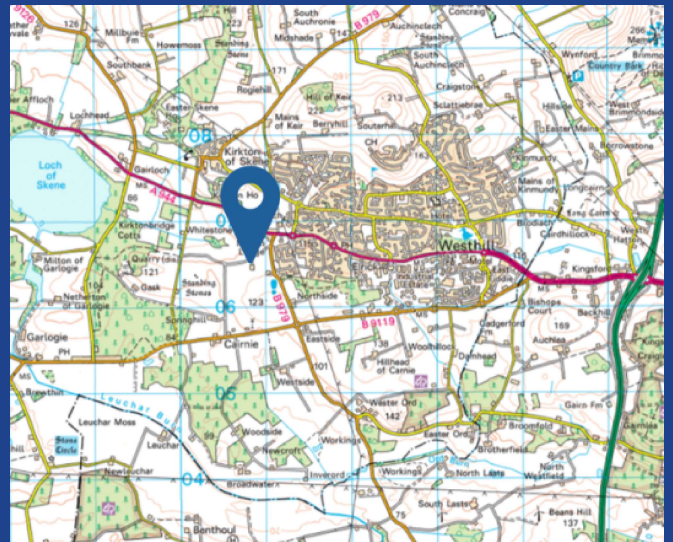
Field in close proximity to Westhill extending to 0.94ha (2.32 acres) or thereby.

Offers Over
£20,000



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

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The land for sale at Burnside Steading consists of a single field extending to 0.94ha (2.32 acres) or thereby. The land is fairly flat in nature, lying at an altitude of approximately 105 metres above sea level, and the land is classified as grade 3(2) by the James Hutton Institute. The field has recently been used for grazing livestock and fodder production, however may also be suitable for equestrian use. The land benefits from being located a stone's throw from Westhill, an attractive suburb of Aberdeen, with the land being accessed along the track leading from the B979 road to the dwellings at Burnside, which border the field to the south-east.

Clawback:

The land is subject to an existing obligation from the purchaser (and successors in Title) in favour of a previous owner (and successors) to pay 50% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of approximately 13 years until 20 December 2037.

Entry

By arrangement.

Mineral & Sporting Rights

Included in the sale, insofar as they are owned.

Offers

Offers should be submitted in full Scottish legal terms to this office along with anti-money-laundering ID paperwork.

Local Authority

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

Note

Prospective purchasers should note that unless their interest 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.

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/herselves as to the nature of all such servitude rights and others.



///affords.areas.committed



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

James Presley 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.