



Land at Candy, Kennethmont, Huntly, AB54 4NJ

## Land at Candy

Productive IACS registered agricultural land extending to 8.5 hectares (21 acres) or thereby with roadside access, available in two lots or as a whole.

**Lot 1** - Extending to 5.2 hectares (13 acres) or thereby - Offers Over £50,000

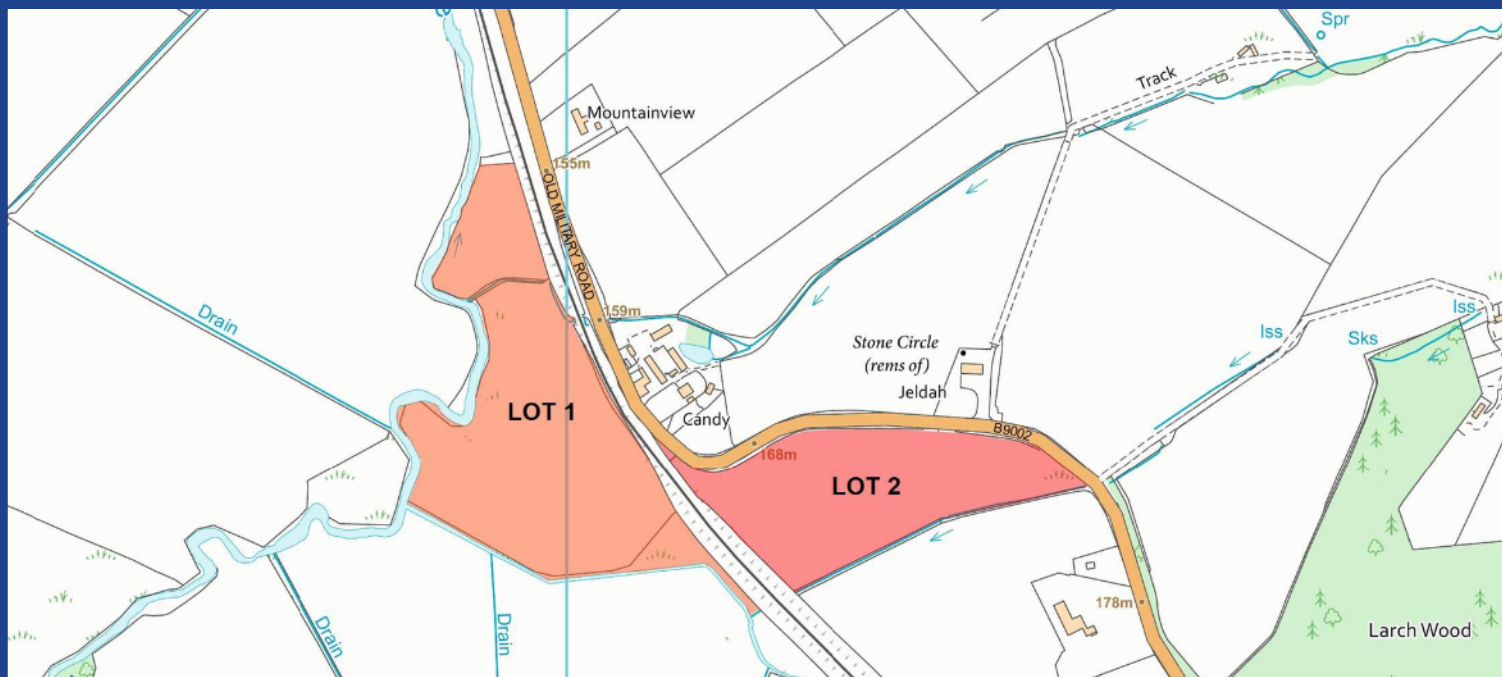
**Lot 2** - Extending to 3.3 hectares (8 acres) or thereby - Offers Over £45,000

Offers Over  
**£95,000**

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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

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Lot 1 comprises of 3 fields of IACS registered land extending to 5.2 hectares (13 acres) or thereby. The land is classified as Grade 3(2) by the James Hutton Institute.

Access to Lot 1 is gained via a private level crossing over the railway line.

Lot 2 extends to 3.3 hectares (8 acres) or thereby of productive IACS registered land and is also classified as Grade 3(2).

The land at Candy enjoys a rural setting a short distance north of the village of Kennethmont, with roadside access off the B9002 providing onward road links to Huntly, Inch and Aberdeen.

The land has recently been utilised for grazing and hay/silage making, however has been cropped in the past. Waterings are provided by adjoining burns.

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.

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.

**///cherry.corals.clef**



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.