



Land at Cockley, Maryculter, Aberdeen

Land at Cockley

Two compact blocks of productive agricultural land extending to 31.75 ha (78.45 acres) or thereby in close proximity to Aberdeen. Available in 2 lots or as a whole.

Lot 1 - Offers Over £160,000

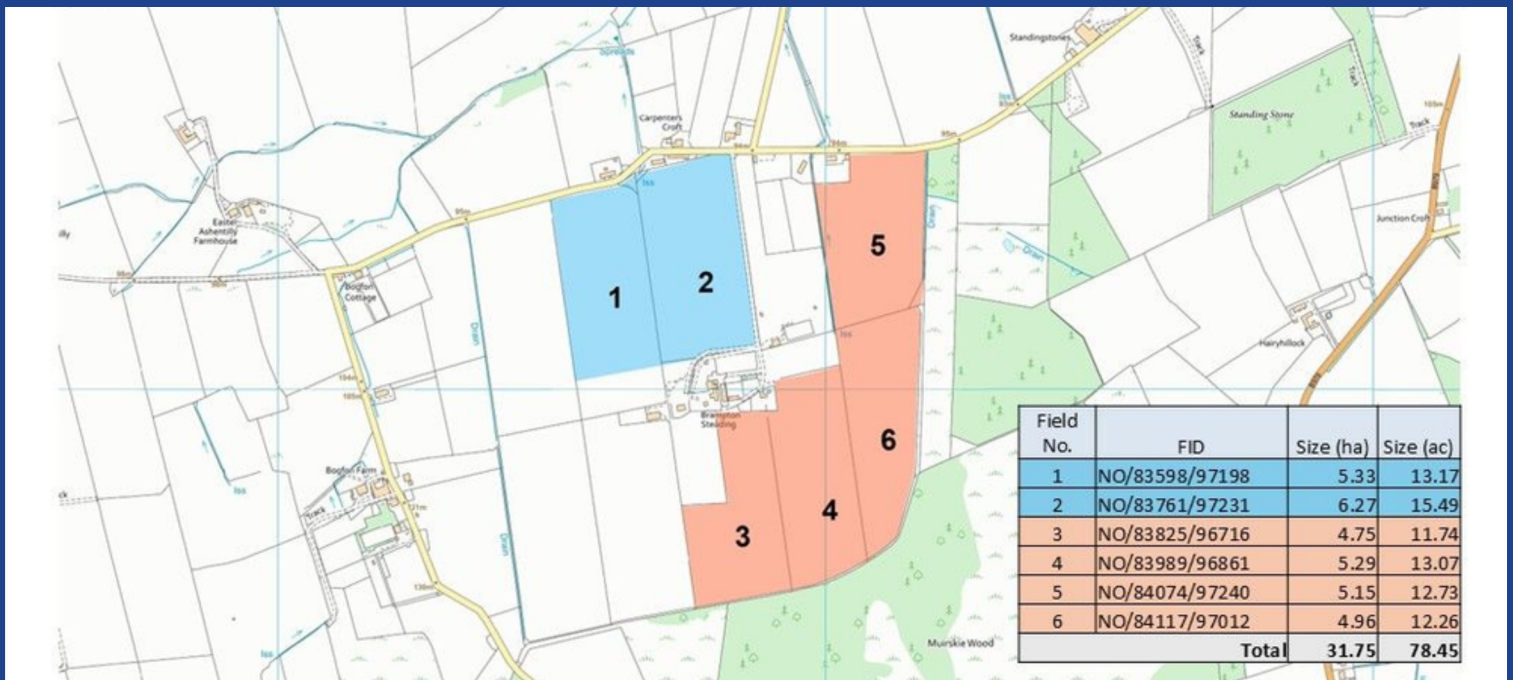
Lot 2 - Offers Over £270,000

Offers Over
£430,000



Aberdeen & Northern Estates Ltd.
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Lot 1 - Fields 1 & 2
Includes IACS registered land extending to 11.60 ha (28.66 acres) or thereby. The land is classified as Grade 3.2 by the James Hutton Institute. The land has been under an arable rotation for the last number of years. Access to this lot can be taken directly from the public road.

Lot 2 - Fields 3,4,5 & 6
Includes IACS registered land extending to 20.15 ha (49.79 acres) or thereby. The land is classified as Grade 3.2 by the James Hutton Institute. The land has been under an arable rotation for the last number of years. Access to this lot can be taken directly from the public road or along a private track.

Local Authority:
Aberdeenshire Council, Arduthie Road, Stonehaven

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.

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