

Land at Colpy, Insch, AB52 6TR

Land at Colpy

Useful paddock on the edge of Colpy extending to 0.58 hectares (1.43 acres) or thereby in total, offering excellent future grazing or other potential uses.

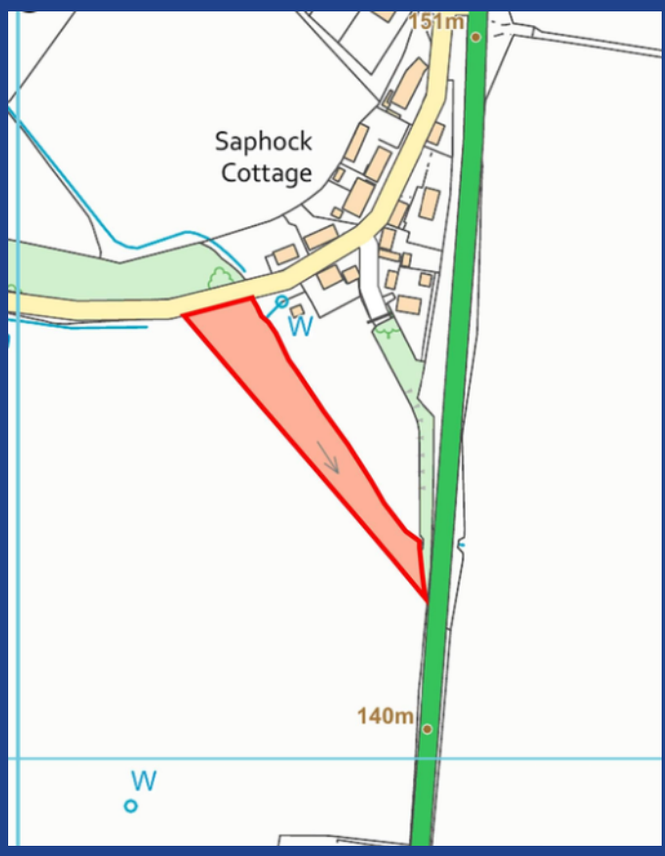
Offers Over
£10,000

ABERDEEN & NORTHERN ESTATES

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Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

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The subjects comprise of a single, compact paddock on the south-western edge of the attractive hamlet of Colpy, extending to 0.58 hectares (1.43 acres) or thereby. The land slopes gently towards the Jordan Burn, which forms the eastern boundary of the subjects, with the land benefiting from a bright southerly aspect. The subjects are classified as productive Grade 3(2) land, as per the Land Capability for Agriculture map produced by the James Hutton Institute.

The subjects are currently fallow and act as a haven for local plants and wildlife, with the land having been utilised for horse grazing in the past. The subjects benefit from gated access to the public road forming the northern boundary of the subjects. The land is well suited to future grazing, with a timber-built former horse shelter near the northern boundary providing useful storage space. As well as grazing, the subjects could be utilised for small-scale arable cropping, local nature restoration or as a local dog park and exercising area.

The land is not subject to any planning permissions, with interested parties asked to make their own enquiries to the Aberdeenshire Council planning department regarding any future development potential.



Viewing:

Interested parties are welcome to view the land unaccompanied at their leisure, in possession of a sale plan for reference to property boundaries.

Services:

No services currently serve the land, though the Vendors understand there to be electricity and water connections nearby.

Basic Payment Scheme Entitlements

The land is not IACS-registered.

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.



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

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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.