



Land at Craighill, Strichen

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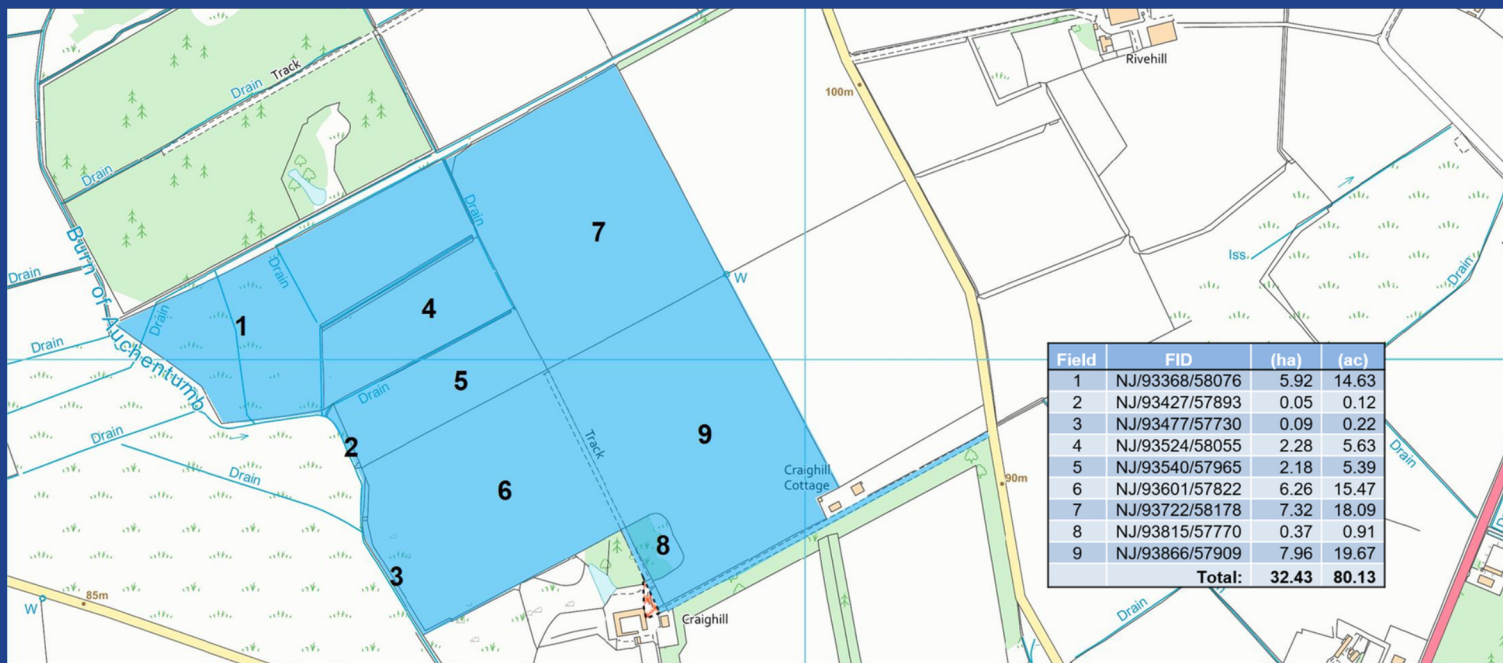
Located in a peaceful rural setting, productive block of IACS registered land extending to 32.43 hectares (80.13 acres) or thereby.

Offers Over
£360,000



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

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Enjoying a rural setting in the heart of Aberdeenshire, this block of agricultural land is ideally suited to agricultural and rural activities. The IACS registered land comprises of nine field parcels extending to 32.43 hectares (80.13 acres) or thereby and is predominantly classified as Grade 3(2) with small areas of 4(1) and 4(2) by the James Hutton Institute for soil research.

The land is currently all in grass but has been used for arable cropping in the past. The land is fairly flat in nature, gently sloping from 75m – 90m above sea level. A small copse of woodland included within the sale provides shelter to the subjects.

The subjects are accessed along a well kept private track providing good access to the subjects. The track joins the public road network with the A981 and A98 in close proximity.

Local Authority:
Aberdeenshire Council, 13 Dalrymple Street, Fraserburgh, AB43 9BH

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.

///cutaway.full.butterfly



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

Andrew MacEwen MRICS
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.