



Land at East Mains of Drum, Drumoak, Banchory, AB31 5AN

Land at East Mains of Drum

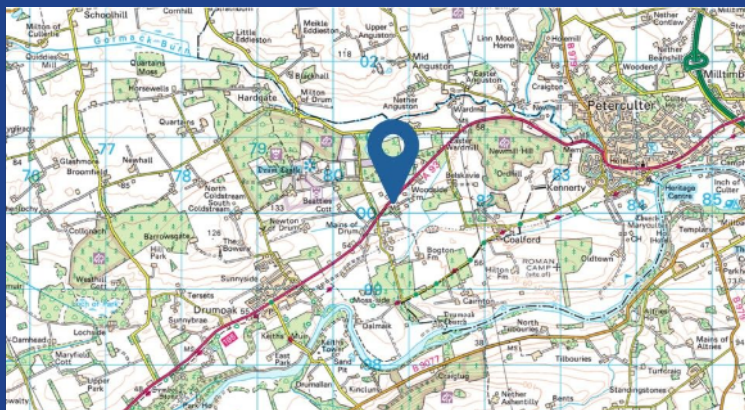
Versatile paddock directly on the A93 Peterculter to Drumoak road opposite The Mains of Drum Garden Centre, extending to 0.90 ha (2.23 acres) or thereby.

Offers Over
£30,000



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

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This accessible and well located land at East Mains of Drum consists of one versatile paddock extending to 0.90 ha (2.23 acres) or thereby.

The land is gently undulating in nature at about 50 metres above sea level and is classified as productive 3(2) land, as per the Land Capability for Agriculture map produced by the James Hutton Institute. The land has been utilised for livestock grazing in recent years. As well as livestock grazing, the paddock would be suitable for equestrian grazing or other amenity uses such as dog exercising, subject to local authority consents.

The land is located within the Aberdeen City Greenbelt and therefore has not been zoned for development nor being subject to current or previous planning permissions as such. However, the excellent location of the paddock on the main A93 road to Royal Deeside, just a stones throw across from the well-renowned Mains of Drum Garden Centre, lends itself well to potential development value in the future, subject to local authority consents.

Entry

By arrangement.

Mineral Rights and Sporting Rights

Included in the sale, insofar as they are owned.

Basic Payment Scheme Entitlements

The land is not IACS registered.

Local Authority

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

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.

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.

///canoe.eggplants.shell



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

Daniel Grant
01467 623800

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Photographs taken June 2025



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.