



Land at Battlehill, Huntly, AB54 6HX

Land at Huntly

Adjoining the settlement boundary of Huntly are two fields extending to 7.30ha (18.04 acres) or thereby. Available for sale as a whole or in 2 lots.

Lot 1 - 3.57Ha (8.82 acres) Land at Battlehill - Offers Over £50,000

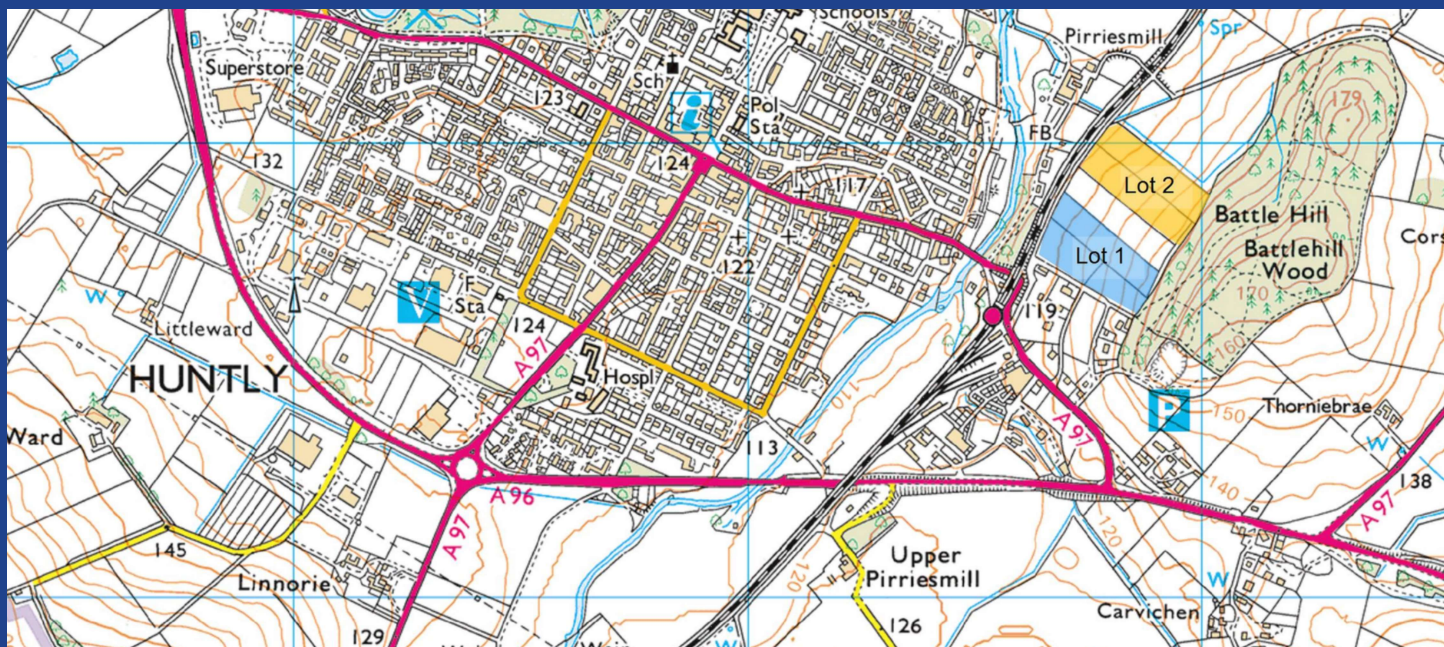
Lot 2 - 3.73Ha (9.22 acres) Land at Battlehill - Offers Over £50,000

Offers Over
£100,000



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

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Lot 1

Consists of a single field extending to 3.57 hectares (8.82 acres) or thereby. The land is classified as Grade 3(2) by the James Hutton Institute.

Lot 2

Shown yellow on the sale plan, a single field extending to 3.73 hectares (9.22 acres) or thereby.

Field	Field Identifier	Ha	Acres
LOT 1	NJ/53765/39753	3.57	8.82
LOT 2	NJ/53867/39916	3.73	9.22
	Total	7.30	18.04

Entry

By arrangement

Clawback

Both lots are subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural development or grant of planning permission in the period of 20 years from completion of sale.

Mineral & Sporting Rights

Included in the sale, insofar as they are owned.

IACS/BPS Entitlements

The land is IACS registered, BPS Entitlements are not included in the sale. BPS Region 1, Non LFA (NLFA)

Offers

Offers should be submitted in full Scottish legal terms to this office along with proof of funds and anti-money laundering ID.

Local Authority

Aberdeenshire Council, 23-25 Gordon Street, Huntly, AB54 8AL

Note

Prospective purchasers should note that unless their interest 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.

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

James Presly 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.