



# Land at Kinmundy, Westhill

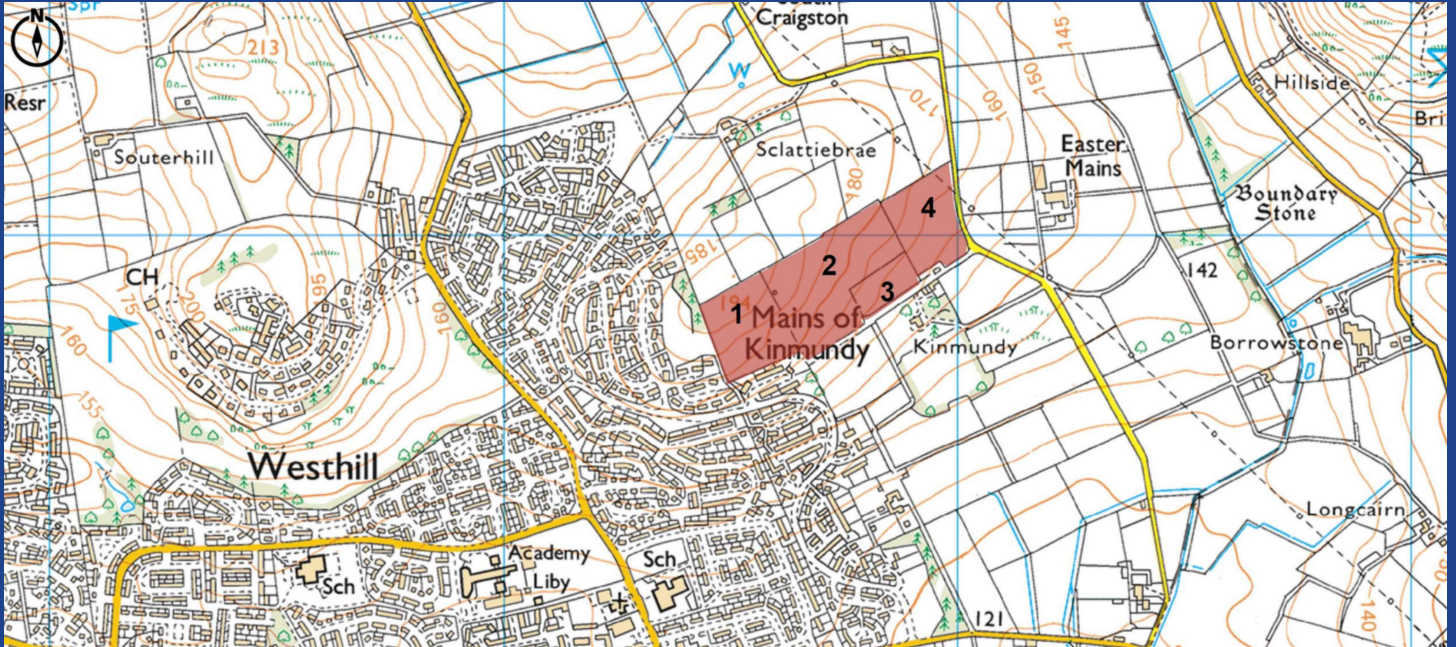
Adjoining the settlement boundary of Westhill, IACS registered land extending to 12.34 hectares (30.49 acres) or thereby split over four fields.

Offers Over  
**£160,000**



**Aberdeen & Northern Estates Ltd.**  
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A useful block of predominantly Grade 3(2) south facing land split in 4 fields as per table below.

Field	Field Identifier	Ha	Acres
1	NJ/83536/07801	3.06	7.56
2	NJ/83720/07903	5.30	13.10
3	NJ/83837/07887	1.17	2.89
4	NJ/83936/08033	2.81	6.94
	Total	12.34	30.49

#### IACS/BPS Entitlements:

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

#### Clawback

The land is 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.

#### 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:

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



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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.