

On the instructions of The Executors of The Late Mr Edmund Ritchie

Land at Linganbo, King Edward, Banff, AB45 3LT

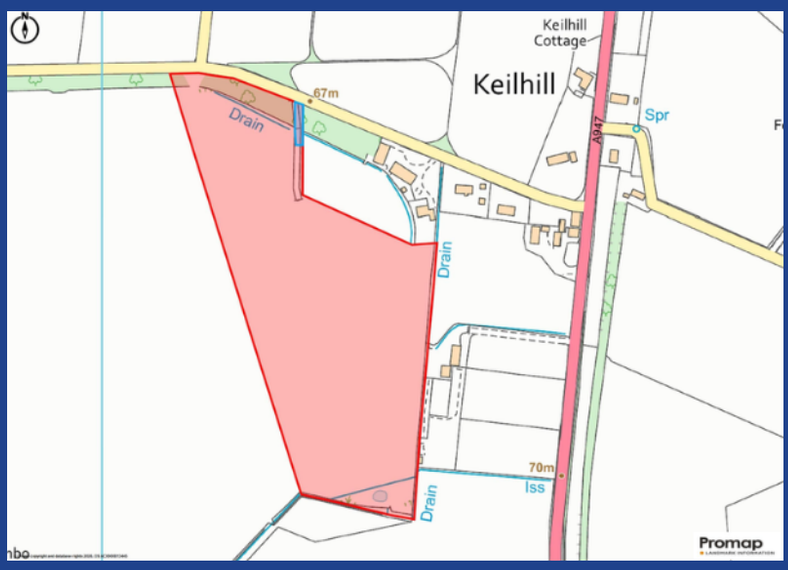
Agricultural land and hardstanding extending to 7.4ha (18 acres) or thereby with planning permission for an agricultural shed, located close to the A947 road.

Offers Over
£90,000

ABERDEEN & NORTHERN ESTATES

Aberdeen & Northern Estates Ltd.
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The land at Linganbo comprises an 18 acre parcel of land situated just 0.25 miles to the west of the main A947 road, running between the popular towns of Turriff and Banff, and benefitting from direct public road access from the north. The land is classified as Grade 3(2) by the James Hutton Institute and lies at an altitude of between 65 and 70 metres above sea level, with the land being suitable for a variety of purposes.

The northern portion of the land, closest to the public road and extending to approximately 3.5 acres, benefits from planning permission for the erection of an agricultural building. The building is proposed to measure 42.55m by 24m, giving a gross external area of 1,021.2 sqm. Planning permission, granted in January 2015, has been confirmed by Aberdeenshire Council to still be active, as works have started on the construction of a new entrance from the public road. Full details can be found on the planning section of the Aberdeenshire Council using planning references APP/2013/0604 and APP/2014/3589.

The property will be sold without warranty or guarantee. The property is offered for sale in its present condition. Any site clearance, together with any associated costs, shall be the responsibility of the purchaser unless otherwise agreed in writing.



Viewings:

The property is agricultural in nature and may contain hazards, including unstable structures, unsafe ground, concealed openings, hazardous materials and other dangers. Visitors are advised to exercise due care and attention when viewing.

Local Authority:

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

Entry:

By arrangement

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:

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.

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