

LAND AT LINKSFIELD

BANFF



ABERDEEN
&
NORTHERN
ESTATES

"Unique opportunity to acquire **17.93 hectares (44.29 acres)** or thereby of **IACS-registered agricultural land and a former railway line**, in an accessible location on the edge of the town of **Banff**".

Land at Linksfield, Banff, Aberdeenshire, AB45 2JD



For Sale as a whole or available in two lots:

As a Whole: Offers Over £250,000

Property Highlights

- + IACS-registered agricultural land split into four field parcels, extending to 16.48 hectares (40.72 acres) or thereby.
- + Land extending to 1.45 hectares (3.57 acres) comprising the former railway line on the edge of Banff Links Beach.
- + Predominantly productive grade 3(2) land with Brown Earth soils.
- + Accessible location next to the A98 road, between the popular settlements of Banff and Inverboyndie.

Lot 1: Fields 1, 3 & adjacent former railway line - Offers Over £160,000

what3words location: ///warmers.plod.often

Lot 1 (shown in red on the sale plan opposite) comprises two field parcels to the north of the A98 road extending to 9.84 hectares (24.31 acres) or thereby. Lot 1 also includes 1.45 hectares (3.57 acres) of land along the line of the former Banff railway line branch, situated in-between the former railway halts of Bridgefoot and Golf Club House which both closed in 1964 before the railway line closed to traffic completely in 1968.

The land slopes gently in a north-westerly direction towards the coast, lying at an altitude of between 15 and 25 metres above sea level. Fields 1 and 3 are classed as grade 3(2), with an area of grade 4(1) lying along the northern portion of the former railway line. Fields 1 and 3 benefit from Brown Earth soils with these well configured field parcels having been utilised predominantly for arable cropping in recent years. Fields 1 & 3 both benefit from direct access from the A98 road.

The entirety of the above subjects are included within site P1 (classed as Protected Land) within the Inverboyndie settlement boundary in the Aberdeenshire Local Development Plan 2023. Further information on this designation can be found in the planning section of the Aberdeenshire Council website.

Lot 2: Fields 2 & 4 - Offers Over £90,000

what3words location: ///cure.trout.adventure

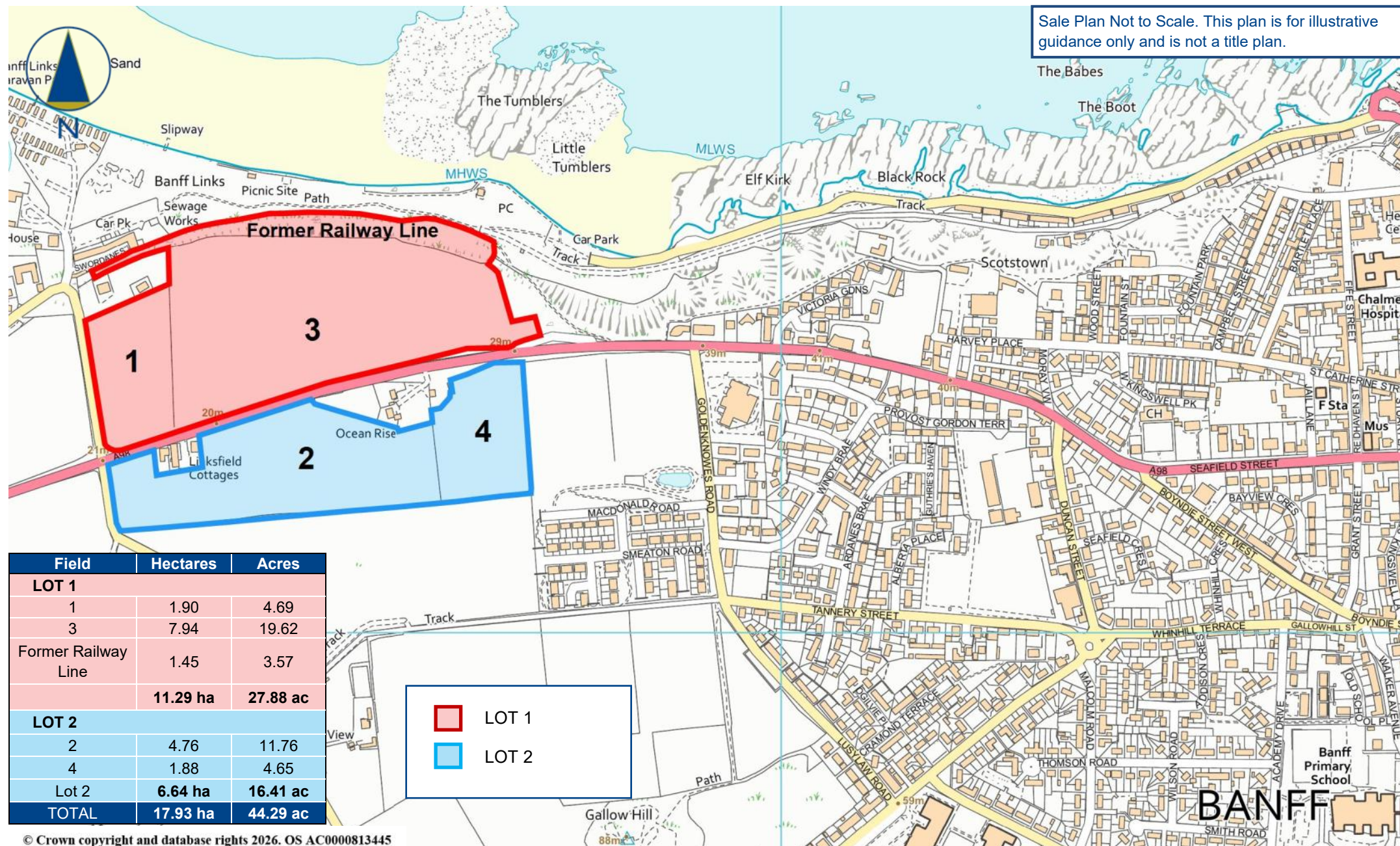
Lot 2 (shown in blue on the sale plan opposite) comprises two field parcels extending to 6.64 hectares (16.41 acres) or thereby. The land is situated on the south side of the A98 road a short distance to the west of the suburbs of Banff.

The land slopes gently to moderately in a general north-westerly direction at an altitude ranging from approximately 25 to 50 metres above sea level. The majority of the land is classed as grade 3(2), with a central area being classed as grade 4(2), and the soils are a mix of Brown Earths and Mineral Podzols. The fields have been utilised for livestock grazing, with field 4 benefitting from direct roadside access to the A98 road.

Distances

Inverboyndie ½ miles Banff town centre 1 mile Huntly 21 miles Inverurie 34 miles Aberdeen 47 miles

Sale Plan



Property Details & Important Notices

BPS Entitlements: Not included in the sale. Fields 1-4: BPS Region 1. NLFA

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

Entry: The Seller has issued a Neighbouring Farmer with a Grazing Let and SLDT. The Neighbour, with whom the Seller has a good relationship, has agreed to vacate the Subjects on 01 December 2026 to allow a smooth transition to the new Owner. This Agreement can be viewed by any prospective Purchaser.

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.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

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.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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To view this property or for further information,
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