



Straloch, Newmachar, Aberdeen, AB21 0RE

# Land at Straloch

Arable land, parklands, and woodland extending to 71.48 hectares (176.63 acres) or thereby. Available as a whole or in two Lots.

**Lot 1** - Land at Straloch, Newmachar, Aberdeen - Offers Over £375,000

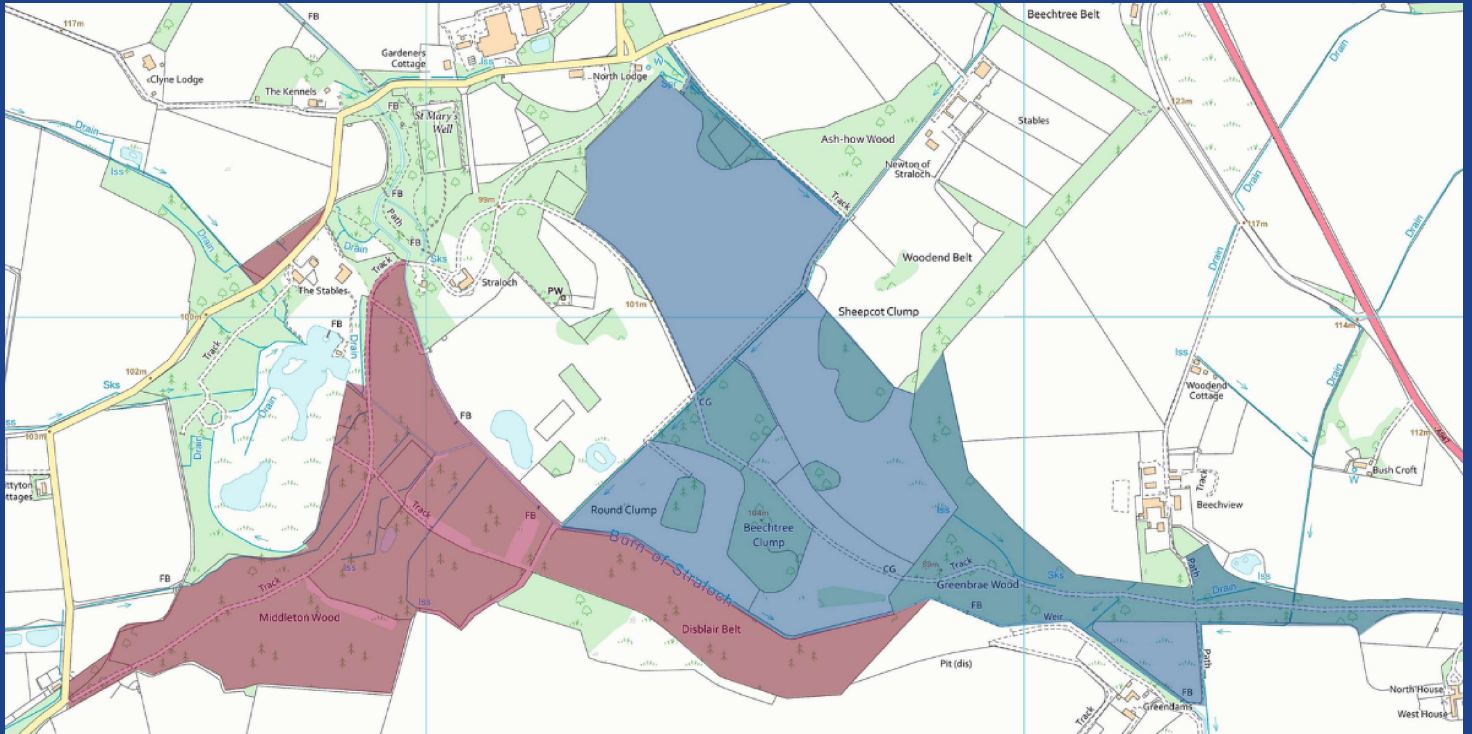
**Lot 2** - Middleton Woods, Straloch, Newmachar, Aberdeen - Offers Over £120,000

Offers Over  
**£495,000**



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## Lot 1

(shown blue on the sale plan)

The land extends to 44.05 hectares (108.5 acres) or thereby. The land comprises agricultural land and small pockets of woodland. The agricultural land has been under a mixed rotation for the last number of years with the majority of the land in grassland with one field sown in Spring Barley in the last few years. The woodland is split into three main stands. The land at Straloch is generally south facing in nature rising gently from 95m to 110m above sea level. According to the Macaulay Institute for Soil Research the land is all classified as grade 3(1) and 3(2).

## Lot 2

(shown in red on the sale plan)

Extends to 27.43 hectares (67.78 acres) or thereby. The woodland available ranges from mature areas of woodland ready to harvest to areas that have been replanted and areas recently felled. Areas have suffered from windblow from recent storm damage with areas requiring restocking.

### BPS Entitlements

Not included in the sale but available by separate negotiation. All BPS Region 1.

### Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB

### 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.

### 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/herselves as to the nature of all such servitude rights and others.

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

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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.