



Land at Westside of Edingarioch, Premnay, Inch, AB52 6PL

Land at Westside of Edingarioch

Block of IACS registered agricultural land extending to 64 acres (25 hectares) or thereby on the outskirts of Auchleven.

Offers Over
£250,000



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

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The land at Westside of Edingarioch extends to 64 acres (25 hectares) or thereby of which approximately 35 acres is arable quality (presently in grass) and 29 acres is rough grazing. The land lies at an altitude of 150-270 metres above sea level and is classified as Grade 3.2 with the rough grazings classified as Grade 4.2 by the James Hutton institute. The land is ring fenced for the containment of livestock grazing but also lends itself to other uses including equestrian, forestry or amenity. The land previously had organic status and has been cropped in the past. Access is via a shared private road as shown shaded orange on the attached sale plan.

Field	Ha	Acres
1	2.46	6.08
2	3.31	8.18
3	11.59	28.64
4	2.13	5.26
5	2.79	6.89
6	3.47	8.57
TOTAL	25.75	63.62

The sellers preference is to sell as a whole however lotting may be considered.

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

Entry:
By arrangement

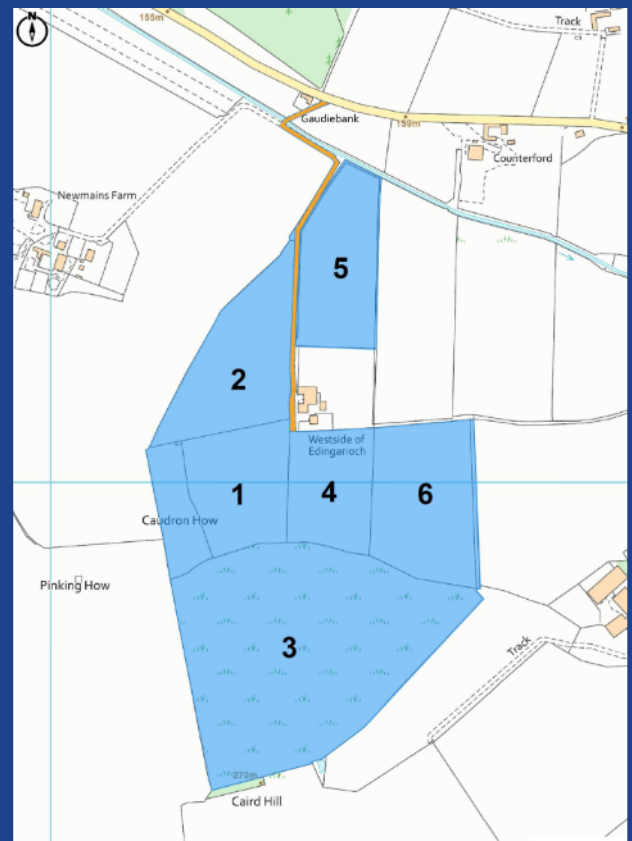
Basic Payment Scheme:
BPS Entitlements are not included but are available for sale by negotiation. The Land is classified as LFA. All region 1 except field 3 which is region 2.

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.

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).



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

Aileen Minty 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.