



Straloch, Newmachar, Aberdeen, AB21 0RE

Land at Straloch

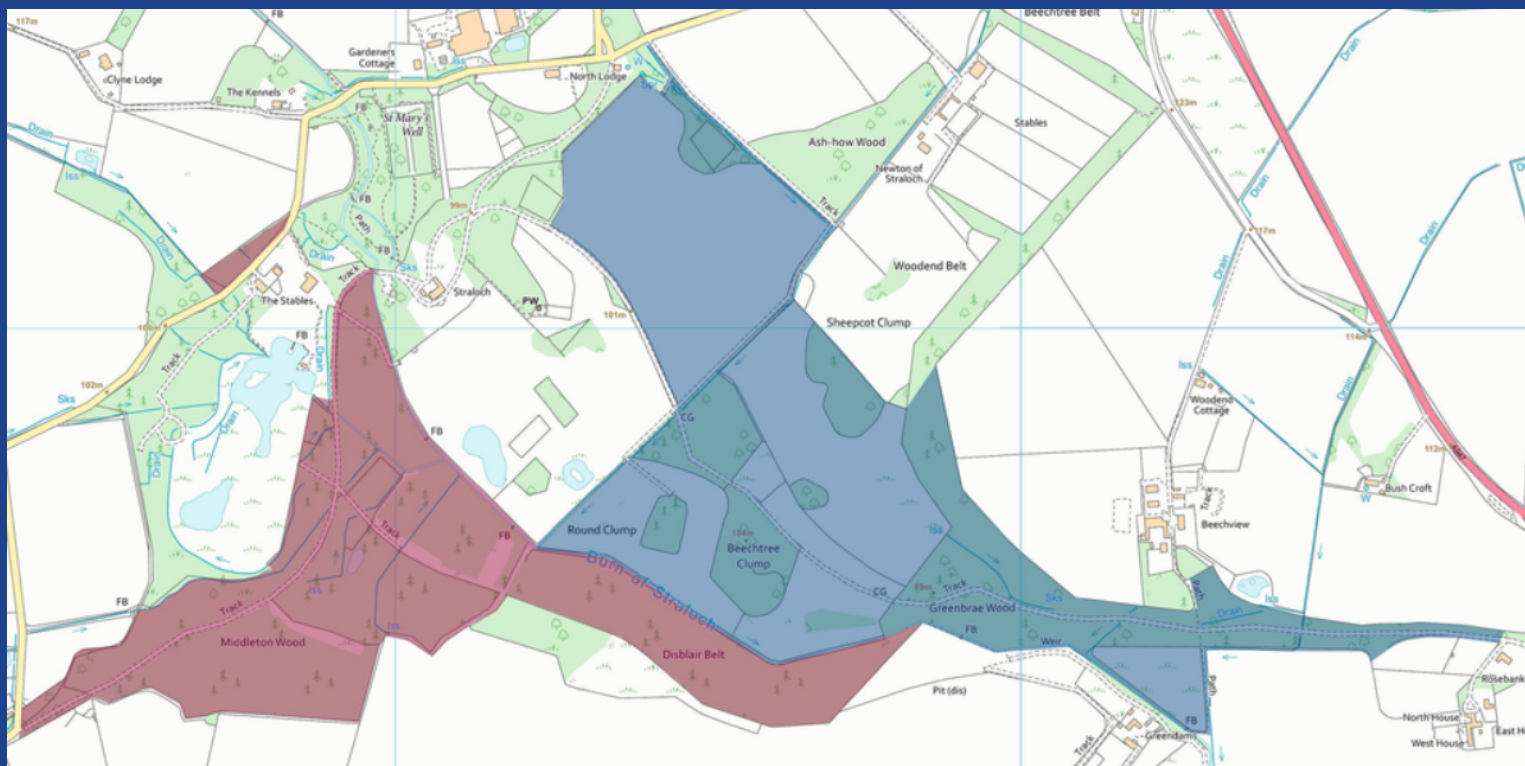
Arable land, parklands, and woodland extending to 44.05 hectares (108.5 acres) or thereby located in an accessible part of Aberdeenshire.

Offers Over
£375,000



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

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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).

Directions

From Aberdeen, take the A947 road north-west through Dyce and the village of Newmachar. About 1.5 miles after exiting Newmachar, turn left onto the minor road signposted 'Straloch'. After another half a mile, the gated entrance to the land at lot 2 can be found on the left-hand side, with the building at lot 1 located just beyond this on the left-hand side, as indicated by our Aberdeen and Northern Estates 'for sale' sign.

BPS Entitlements

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

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.

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.

///trying.guru.rivals



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

Andrew Beedie MRICS
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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.