



Excellent equestrian opportunity offered for sale. Land extending to 0.93ha (2.30 acres) or thereby with good roadside access located on the edge of Kinmuck.

OFFERS OVER £25,000

To view the property or for further information please contact:

Aberdeen & Northern Estates
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estates@anmgroup.co.uk

Aberdeen & Northern (Estates) Ltd
Thainstone Centre
Inverurie, AB51 5XZ

Location

The property is located on the north-eastern edge of the rural village of Kinmuck, around 3.5 miles south-east of Inverurie.

Directions

From Inverurie town centre, head south on High Street then straight ahead at the lights onto Kirkland Terrace and Keithhall Road, following the bends to head East on B993. Proceed to pass through Keithhall then turn right signposted for 'Kinmuck, Fintray and Dyce (B977)'. Continue for approx. 1.25 miles and turn left in Kinmuck signposted 'Fawells'. The land can be found on your right immediately after Jaffray Lane.

what3words location: ///directors.link.spill

Description

The land at Kinmuck comprises of one field extending to approximately 0.93ha (2.30 acres) or thereby and would be suited to grazing or equestrian use. The paddock has good roadside access and is stock fenced. The land is classified as Grade 3(2) by the James Hutton Institute.

Clawback

The field will be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of 20 years from completion of sale.

Entry

By arrangement

Offers

Offers should be submitted in full Scottish legal terms to this office along with anti-money-laundering ID paperwork.

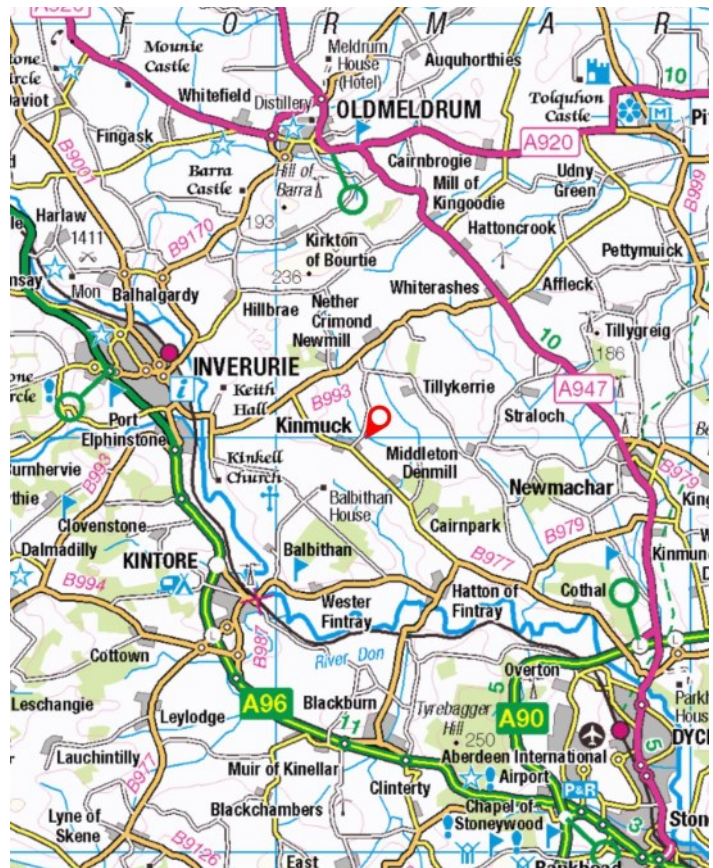
Local Authority

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

Note: Prospective purchasers should note that unless their interest 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.



PLAN PREPARED FOR ILLUSTRATIVE PURPOSES AND GUIDANCE ONLY. NOT TO SCALE.



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

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ZOOPLA **rightmove**

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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.