



**HEATHERVIEW & MOSSHILL CROFT, WHITECAIRNS,
ABERDEEN, AB23 8XA**

**ABERDEEN
&
NORTHERN
ESTATES**



Dyce 6 miles

Newmachar 2½ miles

Aberdeen 8 miles

HEATHERVIEW & MOSSHILL CROFT , WHITECAIRNS, AB23 8XA

FOR SALE AS A WHOLE OR IN 4 LOTS

LOT 1 - HEATHERVIEW

Heatherview: 4-bed bungalow with landscaped grounds extending to approximately 1.55Ha (3.8 acres) including pond, outbuildings, and polytunnel

OFFERS OVER £340,000

LOT 3 - AMENITY LAND

An opportunity to obtain an attractive and well-maintained area to south of Heatherview extending to 11.3Ha (28 acres) with ponds

OFFERS OVER £60,000

LOT 2 - COMMERCIAL YARD

Yard area extending to 2.06Ha (5.09 acres) or thereby in close proximity to Whitecairns, Newmachar and the AWPR with income available and opportunities to redevelop

OFFERS OVER £330,000

LOT 4 - GRASSLAND

0.8Ha (2 acres) or thereby of open grassland situated immediately to south of yard

OFFERS OVER £20,000

AS A WHOLE - OFFERS OVER £750,000



Viewing

By appointment with Mr G Wilson 07563 353 406 or the selling agents – Aberdeen & Northern Estates – **01467 623800**.

Directions

From Aberdeen, proceed north along the A90 Aberdeen/Ellon road and turn left at the B&Q roundabout onto the B999 Pitmedden/Tarves road. Proceed for 4 miles, turning left where signposted 'Kinmundy' and travel a further ½ mile and the property is on your right. The exact location is shown on the attached OS extract plan.

Situation

The property is situated 2½ miles from the village of Newmachar which provides a range of amenities including local shops serving everyday needs, a hotel and pub, post office, primary school, Mother & Toddler groups, community hall with gym, activity groups, and other pursuits including two 18-hole golf courses. The business parks at Dyce and Bridge of Don as well as Aberdeen International Airport are easily accessible, making this the ideal commuter base, and the newly completed Aberdeen Western Peripheral Route facilitates quick access to the west and south of Aberdeen.

Aberdeen is some 8 miles distant and provides retail, leisure and recreational facilities in the acknowledged Oil Capital of Europe. Located just north of the city and near the airport is the P & J Live, with world class conference and exhibition facilities, and the largest indoor arena capacity in Scotland.

Services

Telephone, Mains Electricity, Mains Water, Private Drainage, Solar panels

Council Tax

Band G

Energy Performance Certificate

Band D

Home Report

Independent Home Report available for Lot 1 - Heatherview at www.anestates.co.uk

Entry

By agreement

Local Authority

Formartine Area Office, 29 Bridge Street, Ellon, AB41 7AA

HEATHERVIEW, WHITECAIRNS, ABERDEEN, AB23 8XA

Approximate Gross Internal Area
2282 sq ft - 212 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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.

Lot 1 - Heatherview

Offering excellent family accommodation, Heatherview is a substantial four bedroom bungalow with south facing views over well-maintained amenity lands towards Aberdeen. The property is served with oil central heating and double glazing but would benefit

from some modernisation. The internal layout is shown on the attached floorplan but in summary comprises:

Ground Floor - Sitting Room, dining area/bar, kitchen/dining/living room, utility room, bedroom 1 with en-suite, 3 further bedrooms and family bathroom. Integral double garage.

Landscaped Grounds and Pond

The bungalow (Lot 1) is set in approximately 3.8 acres with useful outbuildings, a polytunnel, yard area and pond providing versatility and development opportunities for the next owner.

Lot 2 – Commercial Yard

The Lot 2 subjects comprise a large storage yard, mainly laid on hardcore and extending to 2.06Ha (5.09 acres) or thereby. The yard is secured by way of a chain link fence and gates. A variety of buildings are currently located on site, including a semi-derelict stone built cottage with pitched and slated roof, adjoining stone built former steading with pitched and slated roof, a storage shed and two Nissan huts. The site benefits from a loading bank. There are currently no services on site.

Areas of the site are currently let to occupiers on short-term agreements with a total rental income of £15,600 per annum.

Rating Assessment

The valuation roll shows a total rateable value of £35,800 under 7 separate entries. An incoming purchaser would have the right to appeal these figures.

Information on Lot 2 can also be obtained from the joint selling agent: Jackson Chartered Surveyors - T: 01224 900029
www.jacksonsurveyors.co.uk E: kevin@jacksonsurveyors.co.uk

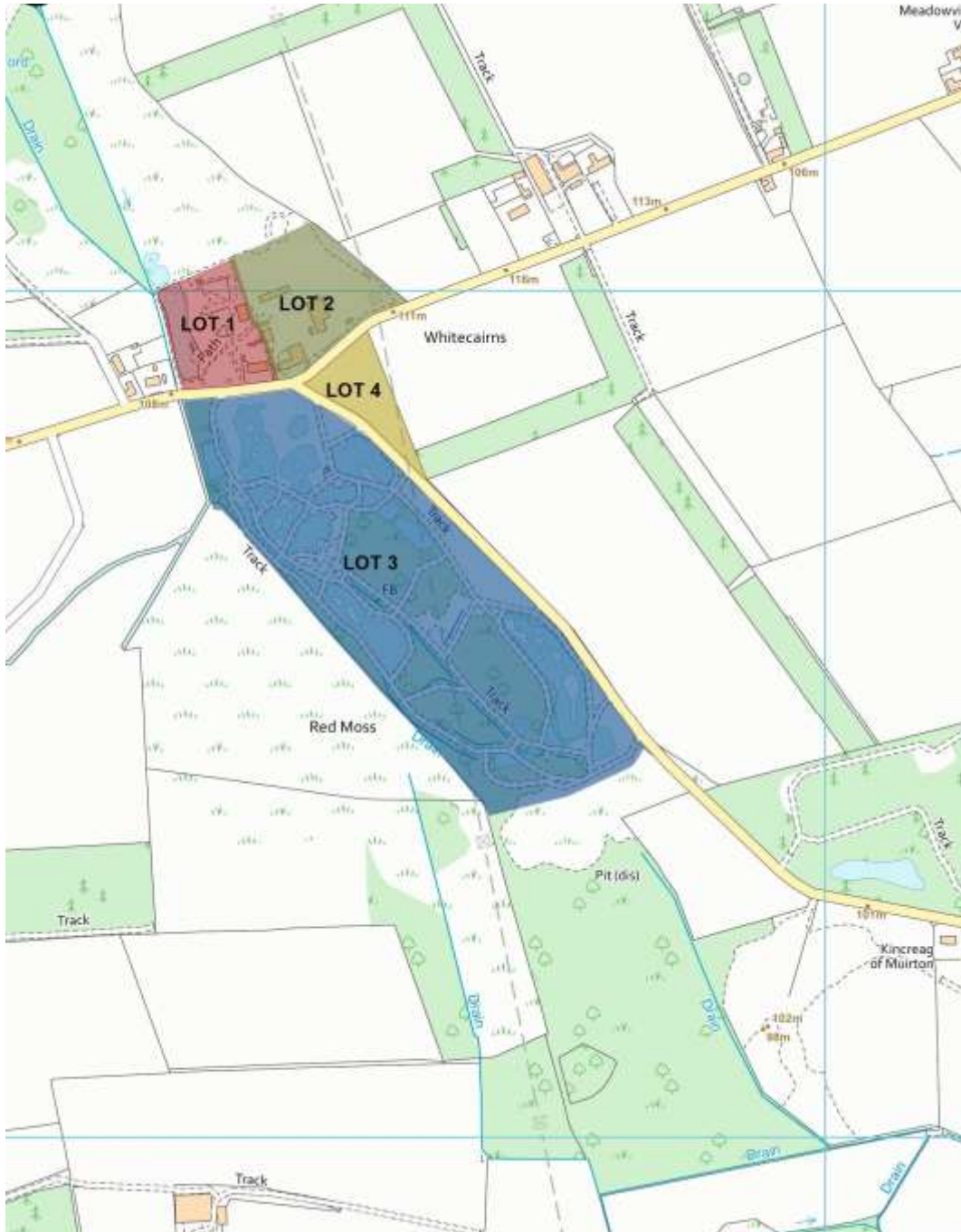
Lot 3 - Amenity land

Lot 3 offers an interesting opportunity to obtain an attractive and well-maintained area of amenity land, nature walks and ponds known locally as 'Wilson Waters' and situated immediately to south of Lot 1 - Heatherview. This 11.3Ha (28 acre) or thereby site has been developed and maintained for the benefit of others to use; including for walking and birdwatching. The scenic area enjoys a quiet rural position and would appeal to nature and wildlife enthusiasts.

Lot 4 - Grassland

Lot 4 extends to 0.8Ha (2 acres) or thereby of open grassland. The land is classified as grade 3(2) by the James Hutton Institute and is generally flat lying, at an altitude of 110-112m above sea level.





IMPORTANT NOTICE

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** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

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.

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.

Apportionments

All outgoing 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.

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).

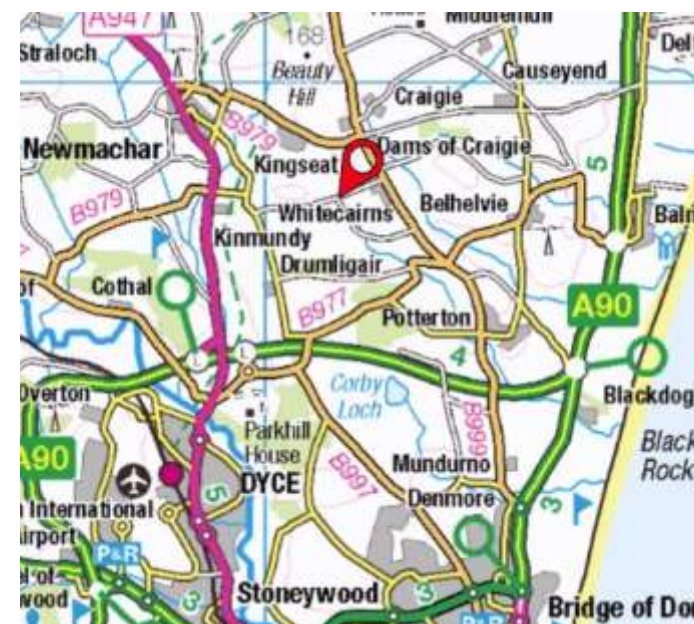
Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, 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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