



Kingswells, Aberdeen, AB15 8SL

Land adjacent Kingslea

Versatile paddock extending to 1.70ha (4.20 acres) or thereby. Good roadside access to A944 and AWPR and within close proximity to Westhill and Aberdeen City

Westhill 1.1 miles - Bridge of Don 9 miles - Dyce 6 Miles

Acreage
4.20

Offers Over
£50,000



Aberdeen & Northern Estates Ltd.
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This superbly located parcel of land extends to 1.70 ha (4.20 acres) and is classified as Grade 3(2) on the Land Capability for Agriculture Scale provided by the James Hutton Institute. The land is well fenced and has access to water. The land is currently in grass, but would be capable of producing some cereals, potatoes and forage crops.

The land would be well suited for equestrian use, with unlimited off-road hacking trails nearby. Other amenity uses may be possible, such as dog exercising, subject to Local Authority Consents. The land is located within the Aberdeen City Greenbelt and therefore has not been zoned for development in the current Local Development Plan. Given its prime location, the land may have development potential in the future subject to necessary Local Authority Consents*

*Development of the site has not been explored and it is therefore the sole responsibility of any interested party to make relevant enquiries with regards to future development with Aberdeen City Council prior to making an offer to purchase.

Entry

By arrangement

Basic Payment Scheme Entitlements

The land is IACS registered. There are no BPS entitlements included in the sale, however, the land is eligible for claiming entitlements.

Offers

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

Local Authority

Aberdeen City Council, Marshall College, Aberdeen, AB10 1AB



Directions

Directions From Westhill head southwest onto the A944 signposted Aberdeen and continue for 1 mile turning right where signposted Smiddybrae Industrial Units, the field entrance is found just up the hill on the left. what3words location: ///clotting.dads.cope

Viewings

All viewings strictly by appointment with the selling agents

Note: Prospective purchasers should note that unless their interest is formally submitted 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.



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. Date of publication: May 2024. Photographs taken: May 2024.

