



LAND AT KNOWLEY, MEIKLE WARTLE, INVERURIE

Rothienorman 2 miles

Oldmeldrum 8 miles

Inverurie 12 miles

Productive Grade 3(2) south facing agricultural land near Rothienorman extending to 13.43Ha (33.2 acres) or thereby
For sale as a whole.

OFFERS OVER £120,000

To view the property or for further information please contact:

Aberdeen & Northern Estates
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Thainstone Centre
Inverurie, AB51 5XZ

Directions

From Inverurie, take the B9001 road for Rothienorman and turn onto the A920 signposted Colpy and proceed for approximately 2 miles before turning right onto the minor road signposted Rothienorman. Continue on this road for around 0.5 miles, passing Knowley on the left with the gated entrance and track to the land on the left, approximately 217 yards after Knowley.

Description

The land at Knowley is situated in a productive and accessible agricultural area to the south-west of Rothienorman in Aberdeenshire sitting approximately 4 miles east of the A96. The land lies adjacent a minor road branching off the A920 which provides good links to the A96, Oldmeldrum and onwards to Inverurie. The land has a south-easterly facing aspect and is classified as Grade 3(2) by the Macaulay Institute for Soil Research (now the James Hutton Institute).

The land comprises 7no IACS registered field parcels extending to 13.4Ha (33.2 acres) or thereby in total as per below table. The land is currently sown in grass.

Pylon

There is a lattice (transmission tower) electricity pylon in field 2.

Entry

By arrangement.

BPS Entitlements / LFASS

Entitlements are not included in the sale. BPS Region 2. All NLFA.

Offers

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

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.



Field No.	Field Identifier	Area (Ha)	Area (Acres)
1	NJ/69700/33742	2.06	5.09
2	NJ/69727/33830	2.60	6.42
3	NJ/69821/33396	2.61	6.45
4*	NJ/69886/33515	2.94	7.26
5	NJ/69922/33647	2.32	5.73
6	NJ/69902/33373	0.17	0.42
7*	NJ/70031/33465	0.73	1.80
Total		13.43	33.17

*estimated