



Land at Charleston, Nigg, Aberdeen, AB12 3LL

Land at Charleston

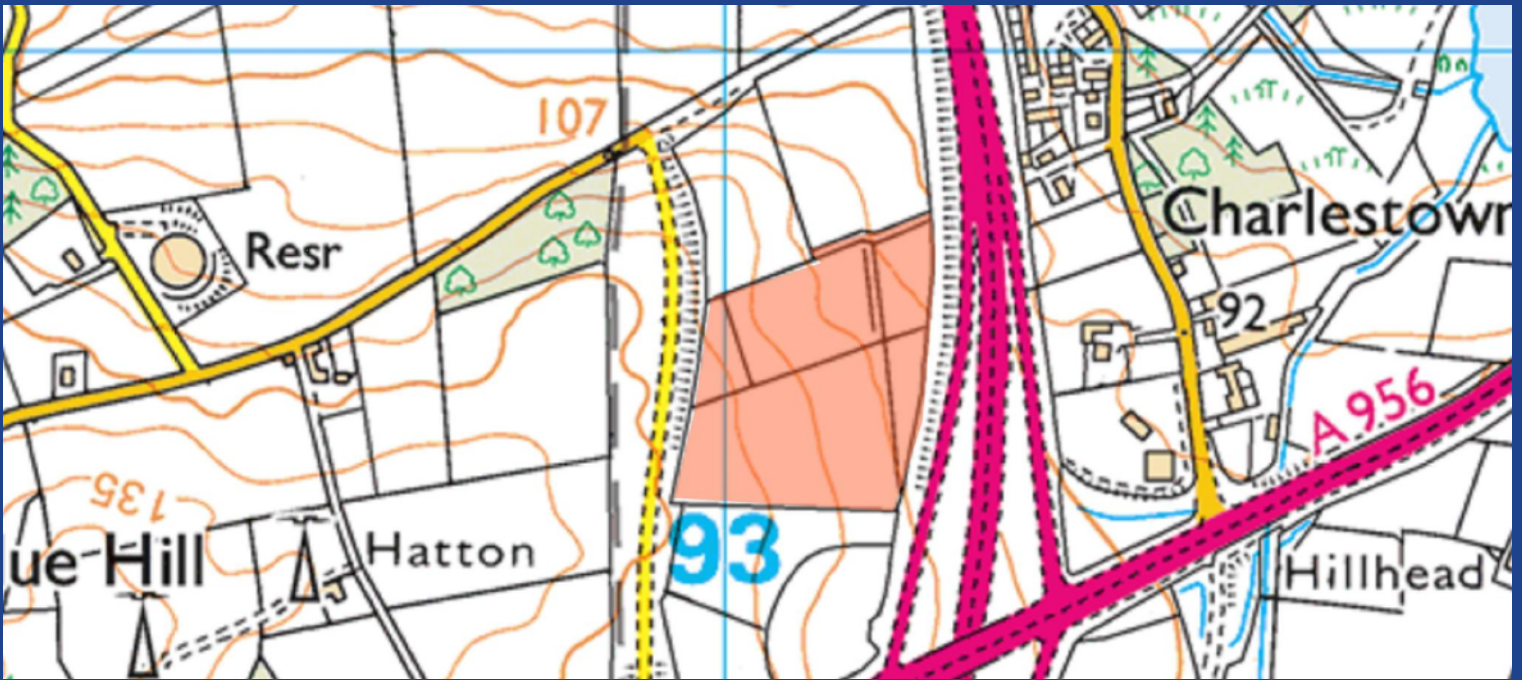
Rarely available, useful land extending to 4.86 hectares (12 acres) or thereby adjacent the A92 near Aberdeen. Excellent grazing or amenity opportunities.

Offers Over
£120,000



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

anestates.co.uk estates@anmgroup.co.uk 01467 623800



This superbly located parcel of land extends to 4.86 hectares (12 acres) and is classified as Grade 3(2) on the Land Capability for Agriculture Scale provided by the James Hutton Institute. The land is currently in permanent grass and has been used for grazing of sheep and production of hay in the past. It is laid out in 5 small parcels, divided by drystone dykes, timber rail and post-and-wire fencing.

The land would be well suited for equestrian or 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 Local Development Plan.

"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

Mineral & Sporting Rights - Included in the sale, insofar as they are owned.

BPS Entitlements - The land is IACS registered. BPS Entitlements are not included in asking price but available by negotiation.

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, Marischal College, Broad Street, Aberdeen, AB10 1AB

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.

[///terms.these.models](#)



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

Andrew Beedie MRICS
01467 623800

Date of publication September 2024 Photographs taken March 2024



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.