



Land at Bents, Alford, AB33 8HB

Land at Bents

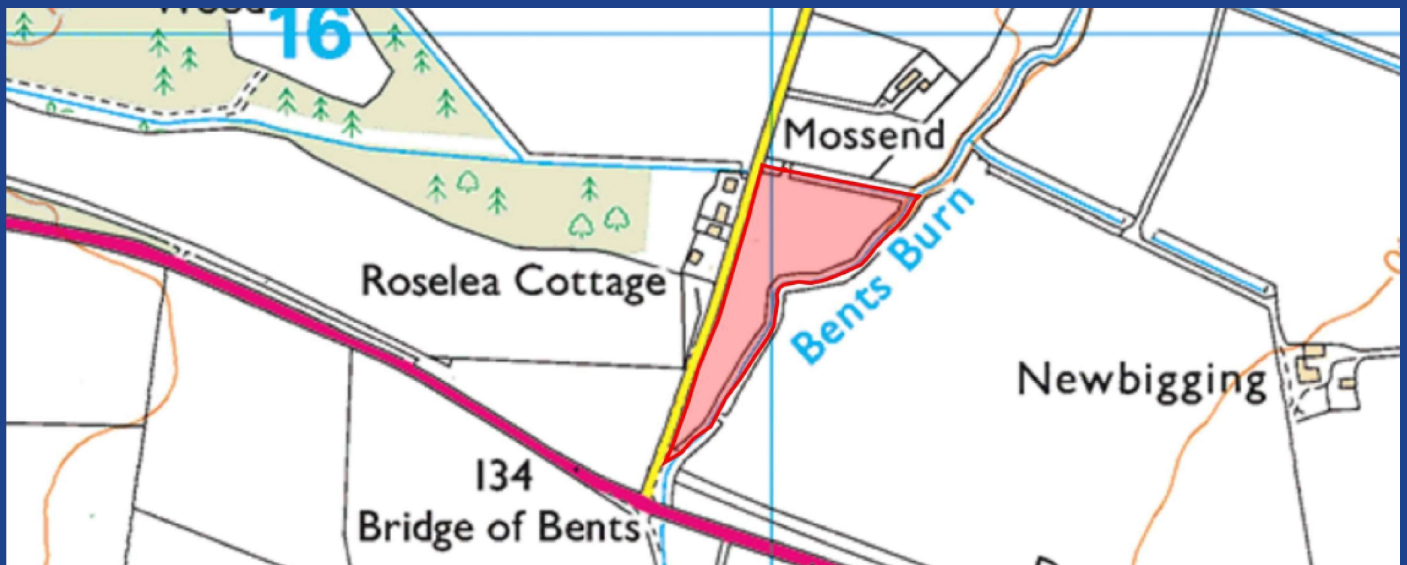
Field at Bents, Alford extending to approximately 2.47 hectares (6.1 acres) or thereby in total. Suitable for variety of agricultural uses.

Offers Over
£35,000



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

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



The land for sale consists of a single field extending to 2.47 Hectares (6.1 acres) or thereby in total. Most of the land is IACS-registered under field identifier NJ/61011/157768, which covers an area of 2.30Ha (5.68 acres): the corresponding title area is slightly larger than the IACS-registered area, and it is the title area that is being advertised for sale.

The land is generally flat in nature, lying at an altitude of approximately 130 metres above sea level. The land is currently utilised for grazing and is graded as 3(2) by the James Hutton Institute. This means that the land is capable of being used for a wide range of agricultural purposes, as well as for equestrian use.

In addition, the land benefits from good roadside access, with the main A944 road being located just a stones throw away, facilitating easy access for a potential purchaser both east towards Aberdeen and west towards Alford.

Entry

By arrangement.

Mineral and Sporting Rights

Included in the sale, insofar as they are owned.

BPS Entitlements

BPS Entitlements are not included in the sale. BPS Region 1. NLFA.

Offers

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

Local Authority

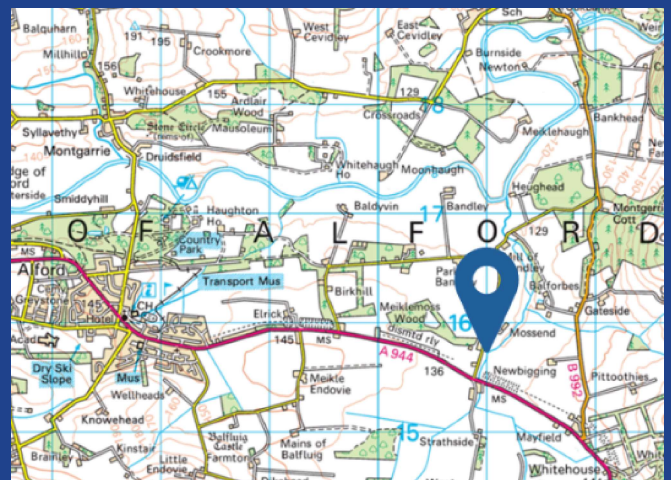
Aberdeenshire Council, School Road, Alford, AB33 8TY

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.

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.



///alive.highlight.video



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

James Presly MRICS FAAV

01467 623800

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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.