



Land at Counterford, Premnay, Inch, AB52 6PL

# Land at Counterford

Productive agricultural land extending to 4 hectares (10 acres) or thereby with roadside access on the outskirts of the village of Auchleven.

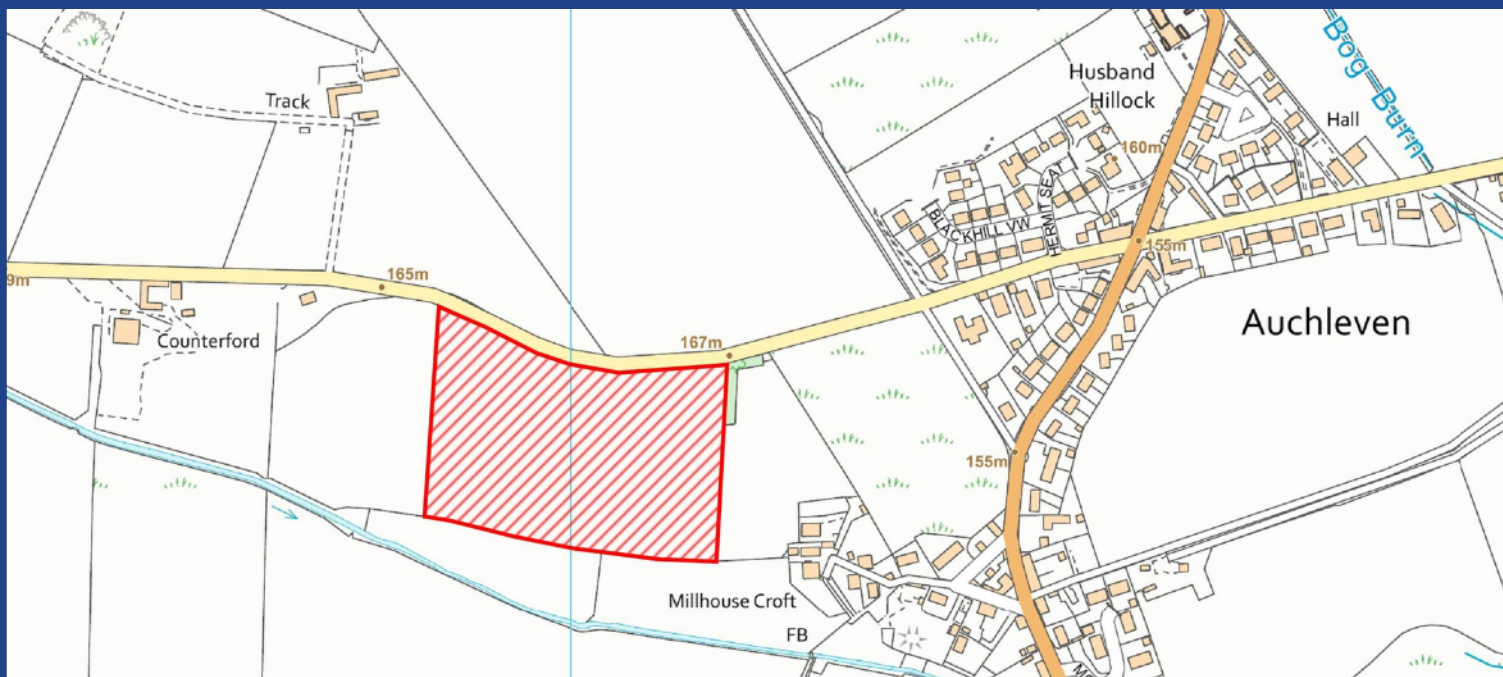
Offers Over  
**£60,000**



**Aberdeen & Northern Estates Ltd.**  
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Enjoying a rural setting on the outskirts of the village of Auchleven near Inch, this single IACS registered agricultural field extends to 4 hectares (10 acres) or thereby and is suitable for a variety of uses. The land is presently down to grass and has been used for silage production in recent years though is capable of quality arable cropping, being classified as Grade 3(1) and 3(2) by the James Hutton Institute. The land benefits from roadside access directly off the Auchleven to Leslie road.

**ENTRY**  
By arrangement

**MINERAL RIGHTS & SPORTING RIGHTS**  
Included in the sale, insofar as they are owned.

**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.

**SERVITUDE RIGHTS, BURDENS & 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.

**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).

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

**Aileen Minty 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.