

LAND AT SOUTH ORROCK

BALMEDIE

ABERDEEN
&
NORTHERN
ESTATES

"Highly productive, IACS-registered land extending to 72.90 hectares (180 acres) or thereby, in a convenient and sought after location close to the A90 near Balmedie and the AWPR".

Land at South Orrock, Balmedie, Aberdeen, AB23 8XY

what3words location: ///bedrock.qualified.transmits



For Sale as a whole or available in two lots:

Offers Over £1,100,000

Property Highlights

- + Productive IACS-registered agricultural land, including a 144 acre arable field, extending to approximately 72.90 hectares (180.14 acres) in total.
- + Grades 3(1) and 3(2) land by the James Hutton Institute.
- + Convenient and accessible location adjacent to the A90 dual carriageway, facilitating easy travel from the A90 and the nearby AWPR.

Lot 1: Offers Over £1,000,000

Lot 1 (shown in red on the sale plan opposite) comprises fields 1 to 5 of the land at South Orrock, extending to 68.13 hectares (168.35 acres) or thereby. Field 4, a large arable field, comprises most of this area and extends to 144 acres or thereby in total. Fields 1-3 extending to 7.83 hectares (19.35 acres) are areas of woodland providing shelter and borders to the north and western boundaries of the subjects.

The land is gently undulating with an east to south-easterly aspect, lying between 40 and 85 metres above sea level.

The land is classed as predominantly grade 3(2), with an area of grade 3(1) land in the north-eastern portion of field 4. The land is situated on the western side of the A90 dual carriageway, surrounding South Orrock Bungalow and a development site at South Orrock also listed for sale with the selling agents. The farmland is largely accessed from the east with Field 5 to the south accessed from the unclassified road leading east from the Victoria Garage between Belhelvie and Balmedie.

Lot 2: Offers Over £100,000

Lot 2 (shown in blue on the sale plan opposite) comprises fields 6 to 9 of the land at South Orrock, extending to 4.77 hectares (11.79 acres) or thereby. The land gently slopes in an east to south-easterly direction at an altitude of 35 to 45 metres above sea level. The land is situated between the A90 dual carriageway and the B977 road, with fields 8 and 9 adjacent to the Cock and Bull Inn.

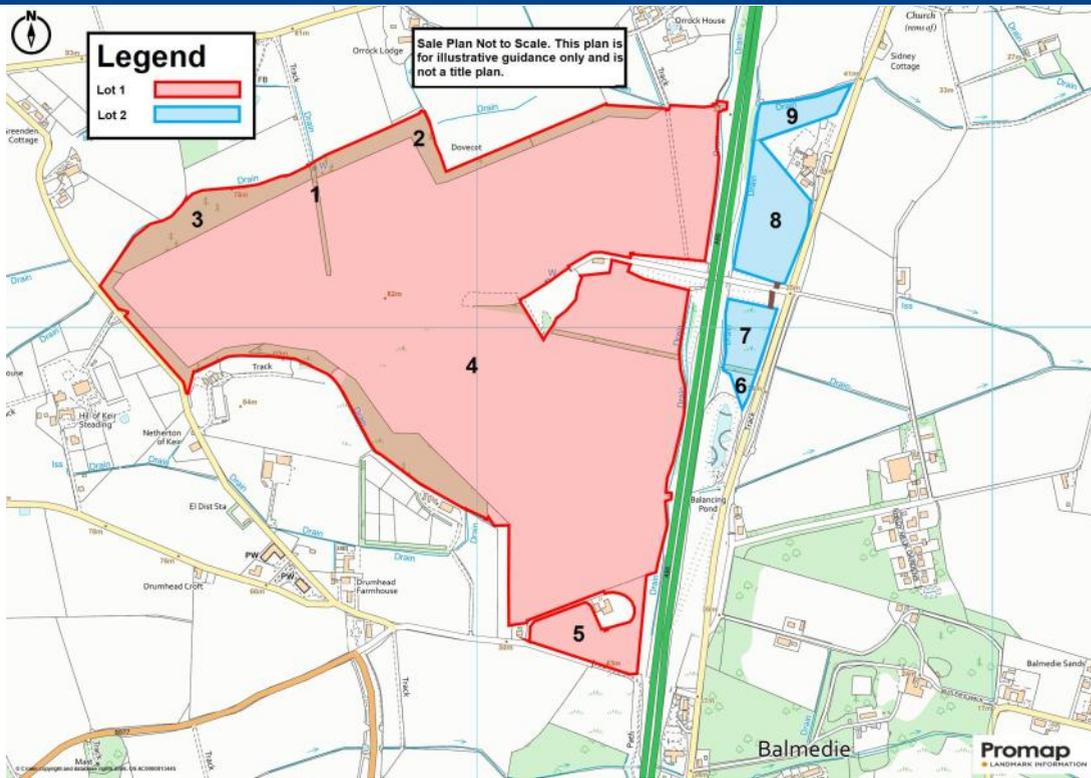
The land is mainly classified as a mixture of grades 3(1) and 3(2) and has been utilised for a mixture of arable and grazing purposes in recent years. A right of access to fields 7 and 8 is shown shaded brown.

This lot may have future development potential, thanks to its roadside location and proximity to Balmedie. The land comprising the entirety of lot 2 was subject to two bids for the current 2023 Local Development Plan, that were classed as 'Reserved' (not preferred for immediate development) by planning officers.

Distances

Balmedie 1 mile Ellon 8 miles Aberdeen City Centre 10 miles Inverurie 16 miles

Sale Plan & Field Identifiers



Field Number	FID	Size (ha)	Size (ac)
1	NJ/95492/19073	0.20	0.49
2	NJ/95791/19353	2.14	5.29
3	NJ/95875/18756	5.49	13.57
4	NJ/95889/18931	58.21	143.84
5	NJ/96172/18407	2.09	5.16
6	NJ/96511/18890	0.19	0.47
7	NJ/96515/18992	1.05	2.59
8	NJ/96571/19212	2.61	6.45
9	NJ/96620/19420	0.92	2.27
Total		72.90	180.14
Lot 1: Fields 1-5		68.13	168.35
Lot 2: Fields 6-9		4.77	11.79

