

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.

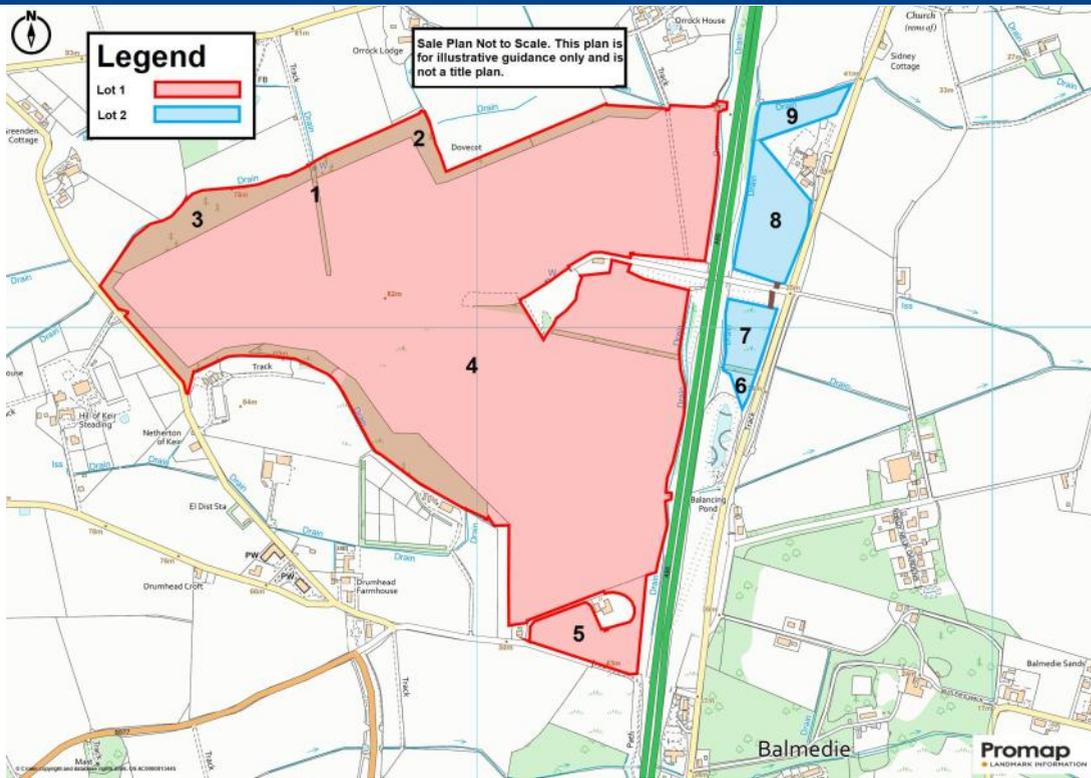
The land is mainly classified as a mixture of grades 3(1) and 3(2) and has been utilised for a mixture of arable and grazing purposes in recent years. A right of access to fields 7 and 8 is shown shaded brown.

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

Property Details & Important Notices

Viewing Arrangements: By appointment with the selling agents.

BPS Entitlements: Not included in sale price but available by separate negotiation. BPS Region 1

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

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.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

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).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Date of publication: March 2026. Photographs taken: February 2026.

Viewing strictly by appointment

**ABERDEEN
&
NORTHERN
ESTATES**

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

James Presley

01467 623800

estates@anmgroupp.co.uk



ZOOPLA rightmove OnTheMarket

Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk