

LAND AT WOODEND

CASTLE FRASER, INVERURIE, ABERDEENSHIRE



Galbraith

LAND AT WOODEND, CASTLE FRASER, INVERURIE, ABERDEENSHIRE, AB51 7LA

A block of farmland situated in a productive area.

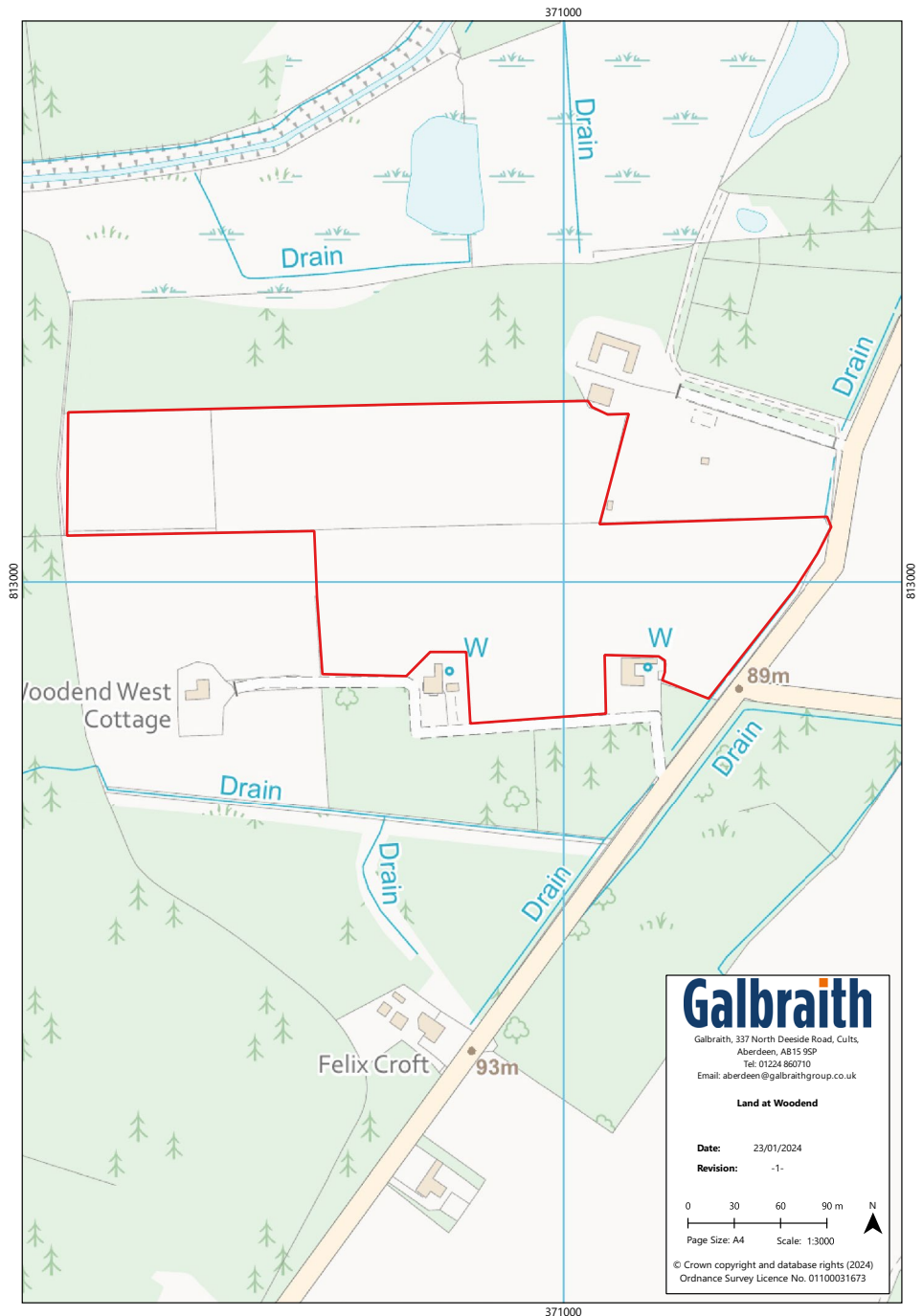
Sauchen 1.5 miles ■ Kemnay 2.5 miles ■ Inverurie 6.5 miles

Acreage 14.91 acres (6.03 hectares)

For Sale As A Whole

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



Map Reference: _Land at Woodend_A4_Rev 1_20240123

LOCATION

The land at Woodend is situated 1.5 miles north of Sauchen and 2.5 miles east of Kemnay, in the county of Aberdeenshire. The land is located in a scenic and sought after area and benefits a direct access onto the public road network.

VIEWING

Strictly by appointment with the sole selling agents –Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

When travelling from Kemnay take the B993 for Alford, turning left when signposted for Dunecht. Follow this road for one mile then take the right fork signposted Sauchen. After one mile the land can be found on the right hand side.

POST CODE

AB51 7LA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///dustbin.owner.hobble

SITUATION

The land at Woodend is situated in a productive area in the county of Aberdeenshire. The land extends to 14.91 acres (6.03 hectares) and is currently in grass, being partially fenced. The land is capable of a variety of uses including agriculture, equestrian, amenity and forestry. The area is well resourced in terms of agricultural infrastructure, being well served by a number of grain merchants, agricultural suppliers and machinery dealers, in addition to the Machinery Ring. Auctions marts can be found in Inverurie and Huntly with abattoirs being situated at Inverurie and Portlethen.

DESCRIPTION

The land at Woodend lies approximately 100 metres above sea level in a productive areas of Aberdeenshire. According to the James Hutton Institute the land is classified as Grade 3(2) and it is registered for IACS purposes.

GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB. Telephone 01467 533200.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

METHOD OF SALE

For Sale as a Whole

SPORTINGS

The Sporting Rights are included in the sale insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw fodder, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

MORTGAGE FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

ACCESS

Access to the land is directly from the public road network.

SERVICES

It is understood that mains electricity and water are available nearby. Buyers are advised to make their own enquiries in respect of both.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Particulars were prepared and photographs taken in January 2024.