



LAND ADJACENT TO BALLATER ROAD

ABOYNE, AB34 5HN
ABERDEENSHIRE

POTENTIAL DEVELOPMENT OPPORTUNITY SITUATED IN ABOYNE VILLAGE

Ballater 11 miles ■ Alford 15 miles ■ Aberdeen 32 miles

For sale as a whole

0.83 hectares (2.05 acres) of 4(2) land.

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

SITUATION

The unique potential development opportunity is situated in a highly desirable area in the centre of Aboyne village on Royal Deeside.

The land is easily accessible from Ballater Road in Aboyne which provides good links to Aberdeen, Royal Deeside and Highland Perthshire.

DESCRIPTION

The site is a field of Grade 4(2) agricultural land. The land extends to 0.83 hectares (2.05 acres), comprising permanent grass.

The majority of the land is classified as Grade 4(2) according to the Hutton Institute for Soil Research, making it productive grassland. The land is situated at approximately 125m above sea level and is generally south-west facing.

PLANNING

There are currently no planning consents in place and it is the responsibility of any potential buyer to satisfy themselves at their expense on any planning requirements. In addition, all interested parties are advised to investigate the availability of utility services to the site and capacities thereof.

DIRECTIONS

Aboyne lies 31 miles west of Aberdeen on the A93 Aberdeen-Braemar road. The field (plot) is situated on the north side of the A93 opposite to the Scout Hut.

GENERAL INFORMATION

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

SELLERS SOLICITORS

Coulter, Lochside House, 3 Lochside Way, Edinburgh, EH12 9DT. Telephone: 0131 603 7333.

LOCAL AUTHORITY

Aberdeenshire Council, Viewmount, Arduthie Road, Stonehaven, AB39 2DQ. Telephone 01569 768200.

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME

The land is registered in-part for Basic Payment Scheme purposes. It is understood that the remainder of the land is eligible but it will be the responsibility of the purchaser to register the land.

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 of missives or such mutual time to be agreed by the seller and the purchaser.

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. Tel: 01224 860710

SERVICES

There are no services connected to the site. It is understood that a mains water connection is available nearby.

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 aspects thereof.

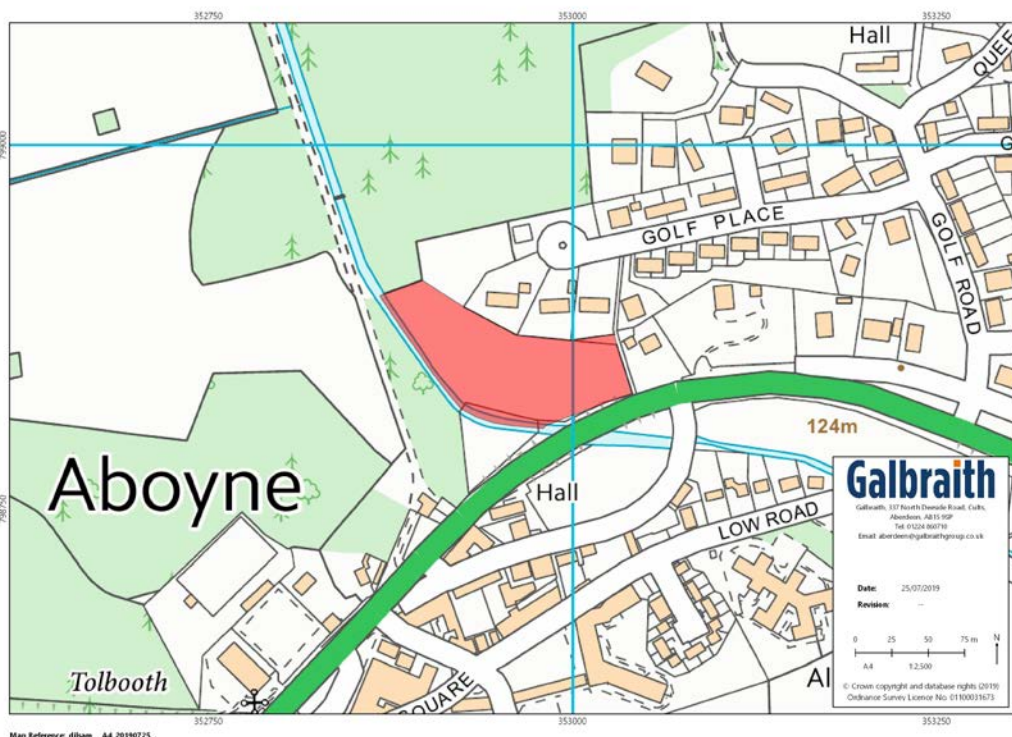
IMPORTANT NOTES

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.

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 service and appliances.

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.

Photographs were taken in June 2019 and particulars prepared in July 2019.



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