



Galbraith

LAND AT KIRKTON OF PREMAY

INSCH, ABERDEENSHIRE, AB52 6QF



LAND AT KIRKTON OF PREMNAV, INSCH, ABERDEENSHIRE, AB52 6QF

A block of Agricultural land within Aberdeenshire

Insch 2 miles ■ Inverurie 8 miles ■ Aberdeen 22 miles

Acreage 145.02 acres (58.69 hectares)

For Sale As A Whole

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





LOCATION

The Land at Kirkton Of Premnay is situated 2 miles south east of Insch, 8 miles west of Inverurie and 22 miles northwest of Aberdeen in a prime farming area.

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 Aberdeen take the A96 west from Craibstone roundabout. Continue for 17 miles before turning left at Oyne fork onto the B9002 signposted to Insch. Continue for 2.8 miles then left onto an unclassified road signposted Auchleven. Continue on this road for 1 mile then turn left down the farm track next to the bothy. The land will be found on the south side of the Gadie burn.

POST CODE

AB52 6QF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///dampen.reliving.hush

DESCRIPTION

The Land at Kirkton Of Premnay lies approximately 148 metres above sea level and extends to 145.02 acres (58.69 hectares). The land nestles in the foothills of the Bennachie range from which spectacular views can be enjoyed over the surrounding countryside especially from the peak known as the Mither Tap (518m above sea level). The majority of the land is currently in grass, being ring fenced for the containment of livestock. According to the James Hutton Institute the land is primarily classified as Grade 3(2), being capable of growing high yields of a wide variety of crops. The land lends itself to a variety of uses including agriculture, equestrian, forestry, or amenity. The Gadie burn to which livestock have access at waterings forms the march to the north of the land. In addition to the farmland, there is a derelict bothy adjacent to the public road which is suitable for conversion, subject to the relevant consents being obtained.



GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. The farm code is 070/0003.

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. A third party has access over the track shown A/B/C on the sales plan.

ACCESS

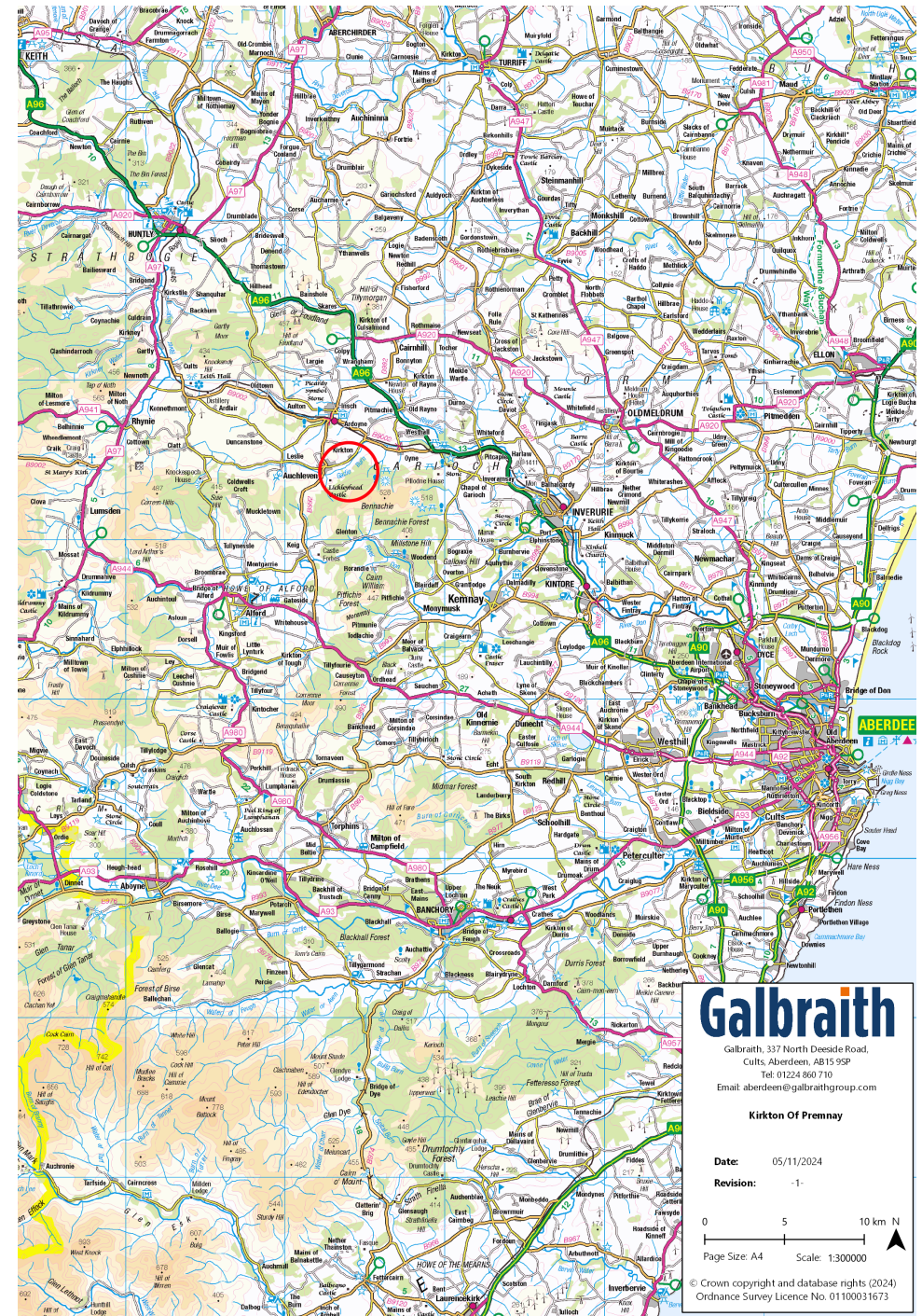
Access to the land is shown A/B on the site plan

SERVICES

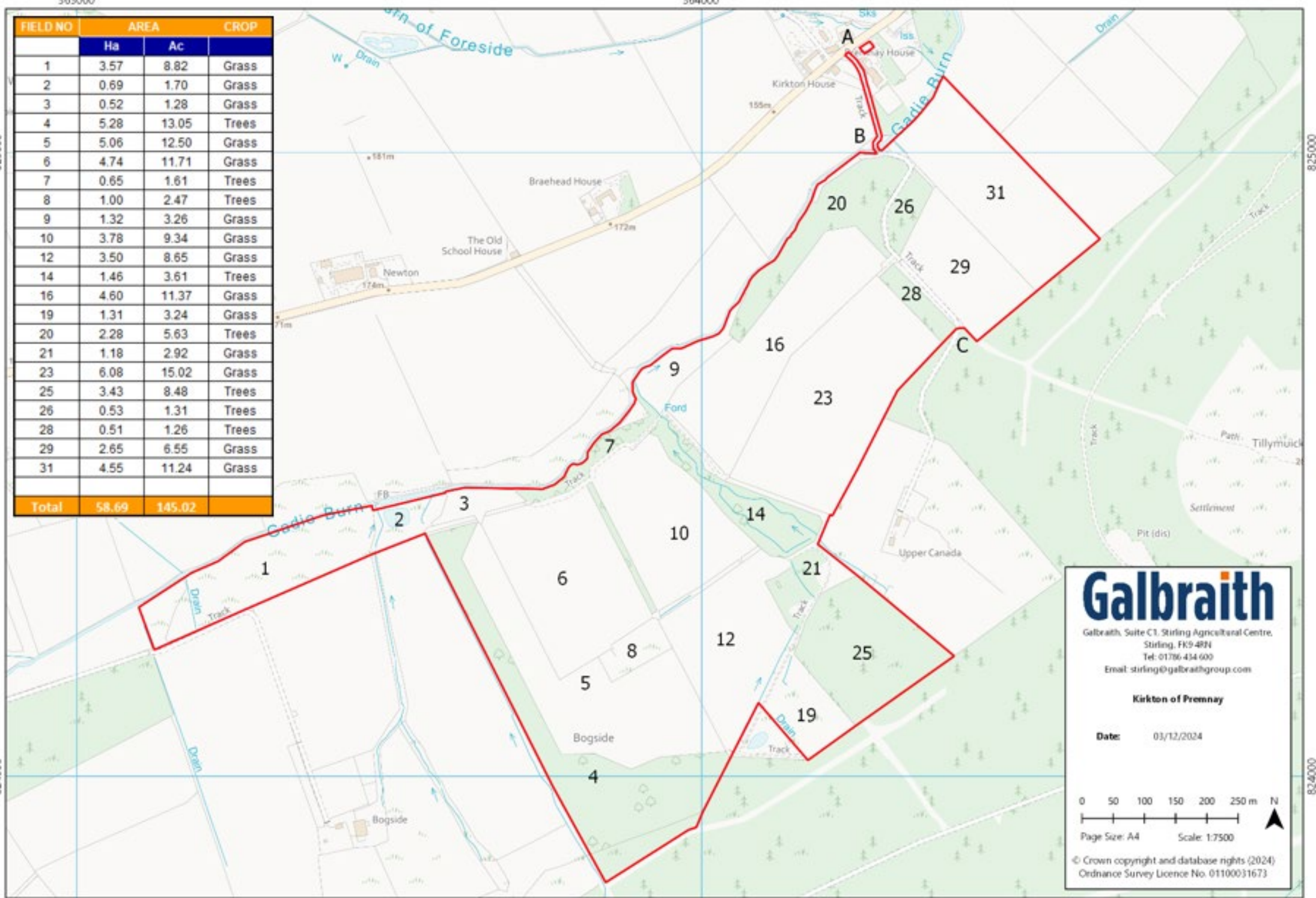
It is understood that mains electricity and water are available nearby. Buyers are advised to make their own enquiries in respect of both.

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 October 2024.



FIELD NO	AREA		CROP
	Ha	Ac	
1	3.57	8.82	Grass
2	0.69	1.70	Grass
3	0.52	1.28	Grass
4	5.28	13.05	Trees
5	5.06	12.50	Grass
6	4.74	11.71	Grass
7	0.65	1.61	Trees
8	1.00	2.47	Trees
9	1.32	3.26	Grass
10	3.78	9.34	Grass
12	3.50	8.65	Grass
14	1.46	3.61	Trees
16	4.60	11.37	Grass
19	1.31	3.24	Grass
20	2.28	5.63	Trees
21	1.18	2.92	Grass
23	6.08	15.02	Grass
25	3.43	8.48	Trees
26	0.53	1.31	Trees
28	0.51	1.26	Trees
29	2.65	6.55	Grass
31	4.55	11.24	Grass
Total	58.69	145.02	



Galbraith

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Kirkton of Premnay

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