



GRADE 3(1) ARABLE LAND AT ROSEBANK UDNY, ELLON, AB41 7RP

- Extending to 30.62Ha (75.66 acres) or thereby
- Productive Grade 3(1) and 3(2) arable land
- Good roadside access to all 4 fields

For sale as a whole

OFFERS OVER £340,000

To view the property or for further information please contact:-

Aberdeen & Northern Estates
01467 623800
estates@anmgroup.co.uk

Aberdeen & Northern (Estates) Ltd
Thainstone Centre
Inverurie
AB51 5XZ



Directions

From Aberdeen take the A90 north towards Ellon for 8.9 miles then turn left onto the B9000 towards Pitmedden. Continue for 3 miles, with the Rosebank land located on your left.

Description

The subjects comprise four highly productive arable fields, presently in grassland and easily accessed from the public road network, situated adjacent to the B9000 Pitmedden to Newburgh road. This compact block of NFLA land can be summarised as follows:

Field No	Field Identifier	Area	
		Ha	Acres
13	NJ/92884/26661	8.55	21.12
14	NJ/92920/26373	8.42	20.80
16	NJ/93143/26323	2.38	5.88
18	NJ/93171/26665	<u>11.27</u>	<u>27.80</u>
Total Area		30.62	75.66

According to the Macaulay Institute for Soil Research, these fields are predominantly classified as grade 3(1) with the remaining small areas as grade 3(2). The land is gently south facing in nature with an altitude of between 60-65m above sea level. All region 1 land. BPS Entitlements not included in sale price.

Entry

By agreement

Offers

All offers are to be in Scottish legal terms and forwarded to this office.

Local Authority

Aberdeenshire Council, Formartine Area Office, 29 Bridge Street, Ellon, AB41 9AA

Note

Prospective purchasers should note that unless their interest 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.

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.

