



WEST KNOCKENBAIRD CROFT
KNOCKENBAIRD, INSCH, AB52 6TN







WEST KNOCKENBAIRD CROFT HOUSE

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A SPACIOUS BUNGALOW IN A PICTURESQUE AND READILY ACCESSIBLE LOCATION WITH ADJOINING AGRICULTURAL LAND AND RESIDENTIAL DEVELOPMENT OPPORTUNITY

AS A WHOLE—OFFERS OVER £350,000

LOT 1 (HOUSE) - O/O £260,000; LOT 2 (DEVELOPMENT SITE) - O/O £75,000; LOT 3 (PADDOCK) - O/O £15,000



Viewing

By appointment with the sellers - **MR FORREST WATSON - TEL: 07836 759706** or **ABERDEEN & NORTHERN ESTATES - TEL: 01467 623800**

Directions

From Aberdeen take the A96 northbound and approximately 4 miles north of Inverurie turn left onto the B9002. Continue for about 4 miles to Inch and turn right into the village and onto the B992, following this road through the village, heading north. Shortly after leaving the village heading north, turn left at a sweeping right-hand bend onto a minor road. Follow this road for a short distance to the first crossroads, where West Knockenbaird Croft is located on your left hand side.

Situation

West Knockenbaird Croft is situated within the hamlet of Knockenbaird close to the popular village of Inch. The property occupies a prominent setting and provides fantastic views of the surrounding Aberdeenshire countryside.

Nestled amongst surrounding agricultural fields and residential properties, the elements of West Knockenbaird Croft lie together, with good roadside access to all three components.

The village of Inch provides a good range of local facilities including a railway station on the main Aberdeen to Inverness line. Inch also has a primary school with secondary education available at either the Gordon School, Huntly or Inverurie Academy. Huntly (10 miles) and Inverurie (13 miles) can both be found a short drive away, and are busy market towns providing a range of supermarkets, shops, leisure facilities and restaurants. The Thainstone Centre with a wide range of rural services and SGRPID offices are located only 14 miles from West Knockenbaird Croft.



Aberdeen can be reached in 45 minutes by car, rush hour excepted, and provides theatre, two universities and excellent shopping facilities. In addition, Aberdeen has a mainline railway station and an airport.

Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB. Telephone: 03456 08 12 08

Services

Mains electricity, Mains water and Private drainage.

Entry

By arrangement.

Council Tax
Band F

Energy Performance Certificate
Band E

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.

PARTICULARS

Lot 1: West Knockenbaird Croft House—o/o £260,000

West Knockenbaird Croft House is a spacious 4-bedroom detached bungalow in good order. The internal layout is described in the adjoining floorplan, but in summary comprises 2x entrance vestibules, kitchen, bathroom, 3x double bedrooms, master bedrooms with ensuite shower room, hallway and lounge.

The bungalow is served by oil-fired central heating, which is supplemented by a wood-burning stove in the lounge. The bungalow surrounded on most sides by a good sized garden which is laid to gravel and lawn, as well as mature shrubbery. A stand alone garage offers additional storage space and a greenhouse is present in the garden.

Lot 2: Residential Development Site—o/o £75,000

This site lies immediately to the north of west Knockenbaird Croft House. Full Planning Permission has been granted for the erection of a detached 5-bedroom modern family home, within a spacious plot extending to some 0.25 ha.

The plans allow for the construction of a stand alone double garage building within the garden area. The site has been stripped, levelled and is ready for the purchaser to develop. Mains water is available on site and electricity is available immediately adjacent to the site.

The planning application reference is **APP/2015/2416**. For more information on this house site, please contact Aberdeen & Northern Estates.

Lot 3: Paddock—o/o £15,000

Immediately to the north west of West Knockenbaird Croft House lies a grass paddock. This field has been used in recent times for the use of livestock and would be ideal for equestrian or smallholder purposes. The paddock is accessible directly off of the public road, or from either Lots 1 or 2. The paddock is well fenced with waterings available.

West Knockenbaird Croft, Knockenbaird, Inch, AB52 6TN

Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4u.co.uk © (ID455832)



IMPORTANT NOTICE

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** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

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 any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information and Stipulations, the latter shall prevail. Offers in Scottish Legal Form should be submitted to the selling agents. However, the seller(s) reserves the right to withdraw the property, or any part of it from the sale.

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.

Apportionments

All outgoing(s) 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.

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).

Mis-representation

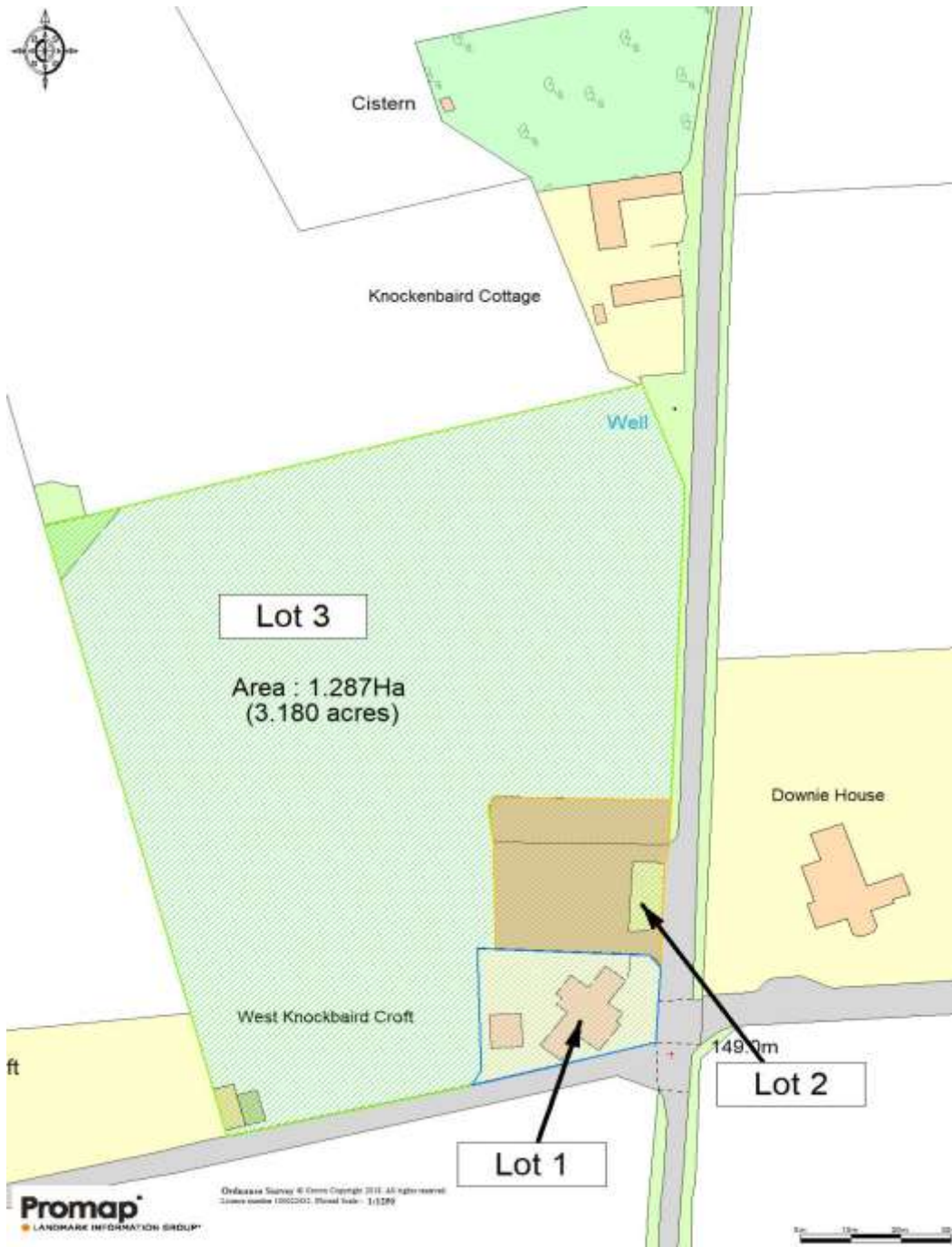
The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

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.

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