



LAND AT TILLYCORTHIE, UDNY STATION ELLON, AB41 6QN

- Extending to 12Ha (30 acres) or thereby
- Grade 3(2) land on the edge of Udney Station
- Close proximity to Ellon, Pitmedden and Oldmeldrum
- Good access to nearby road links

**For sale as a whole
OFFERS OVER £110,000**

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 B999 road north for approximately 7 miles, turning right where signposted 'Cultercullen and Logierieve'. Continue on this road for 1 mile before turning left. Follow this road, bearing right at 'Thistlyhill Steading' and the land will be directly ahead. The exact location is shown on the attached Ordnance Survey extract.

Description

The subjects comprise land situated to the south of the village of Udney Station, extending to 12.07Ha (29.83 acres) or thereby in total. The land is divided into two parcels as shown on the attached plan with the north and northwest boundaries currently unfenced.

The land has been left fallow in preceding years but is surrounded by productive farmland and is considered suitable for arable or livestock purposes, as well as continuing its current use as amenity ground. According to the Macaulay Institute for Soil Research (now the James Hutton Institute) the land is all classified as grade 3(2).

Whilst being in close proximity to the public road network, the land retains a degree of privacy and shelter from nearby woodland. The Formartine and Buchan Way, a popular route used by walkers, cyclists and horse-riders, is situated a short distance to the west.

Entry

By agreement.

Offers

Offers should be submitted in full Scottish legal terms and be forwarded to this office.

Local Authority

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

Common Agricultural Policy

No BPS Entitlements are included with the sale.

Note

Prospective purchasers should note that: 1) 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 and 2) The purchaser is to erect a new boundary fence between points A, B and C as shown on the attached plan.

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

Date of Publication - January 2019

