



**HILLVIEW CROFT, LESCHANGIE
KEMNAY, INVERURIE, AB51 5PP**

**ABERDEEN
&
NORTHERN
ESTATES**





Kintore 3 miles



Kemnay 4 miles



Inverurie 8 miles

Aberdeen 14 miles

HILLVIEW CROFT, LESCHANGIE

KEMNAY, INVERURIE, ABERDEENSHIRE, AB51 5PP

**A FANTASTIC DEVELOPMENT OPPORTUNITY WITH LAND SET IN A SCENIC RURAL LOCATION NEAR INVERURIE
FOR SALE AS WHOLE**

OFFERS OVER £200,000



Directions

From Aberdeen take the A96 Inverurie road, exiting the dual carriageway at Kintore (13 miles). At the Broomhill roundabout take the third exit on to the B987 then turn left onto the B994 continue on this road for approximately 1.4 miles turning left where signed "Whitestones". Travel along this road for about 1.4 miles taking the left fork and Hillview Croft is located on the right. The exact location of the subjects is shown on the attached Ordnance Survey extract.

Situation/General

Hillview Croft is situated in a tranquil rural setting in close proximity to the nearby settlements and services of Kemnay (4 miles) and Kintore (3 miles) which both provide a range of everyday shopping facilities and services. Primary school education is available in Kintore with secondary education available in Kemnay. A wide range of shops, services and supermarkets and rail access is available in Inverurie (8 miles), with the Thainstone Centre, the hub of the north east agricultural community only 6 miles in distance.

The surrounding area has a wealth of attractions including Castle Fraser, Bennachie and the Gordon Way, East Aquhorthies Stone Circle, and Loch of Skene. The area also has sporting opportunities in abundance including Inverurie Swimming Pool, tennis courts and the Garioch Sports Centre. Several 18-hole golf courses are close by including Kintore, Inverurie and the popular Kemnay Golf Club.

Aberdeen can be reached in around half an hour by car, rush hour excepted, and provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and shopping facilities far surpassing most other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.

Entry

By agreement.



Viewing

To view or for further information please contact Mr Moar on 07725962903 or Aberdeen & Northern Estates on 01467 623800

Local Authority

Aberdeenshire Council, Blackhill Road, Inverurie, AB51 3WA
Telephone: 03456 08 12 08

Council Tax

Band F

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

Hillview Croft

The house is of stone construction under a slate roof which has been extended to the rear to provide 3-bedroom accommodation. This single storey house is in need of refurbishment and renovation throughout and provides a fantastic development opportunity. The front of the house has previously been an enclosed garden area.

The current internal layout is shown on the attached floor plan, but in summary the accommodation comprises:

Kitchen, Dining Room, Split level Living Room, Bedroom, Bedroom, Bedroom, Box Room, Bathroom, W.C., Porch.

Energy Performance Certificate

Band G

Services

Mains electricity. Mains water. Private drainage.

Outbuildings

Hillview Croft includes a timber shed building to the west of the dwelling that provides useful general storage / workshop facilities. The shed provides approximately 100m² of storage to complement the adjacent farmland.

Farmland

The land at Hillview Croft is made up of 9 fields extending to 8.45Ha (20.88 acres) or thereby in total as per the attached plan. The land lies at 90m-125m above sea level and is classified by the Macaulay Institute for Soil Research (now the James Hutton Institute) as a mix of grades 4(1) & 4(2). The majority of fields are currently all in grass with an area of woodland and a former quarry located in the north of the holding, whilst the field at the western boundary is an area of open woodland.

Hillview Croft provides a fantastic and unique opportunity for rural property living in this quiet, peaceful area of Aberdeenshire while still benefitting from a convenient location with easy access to the A96 and the new AWPR road network.

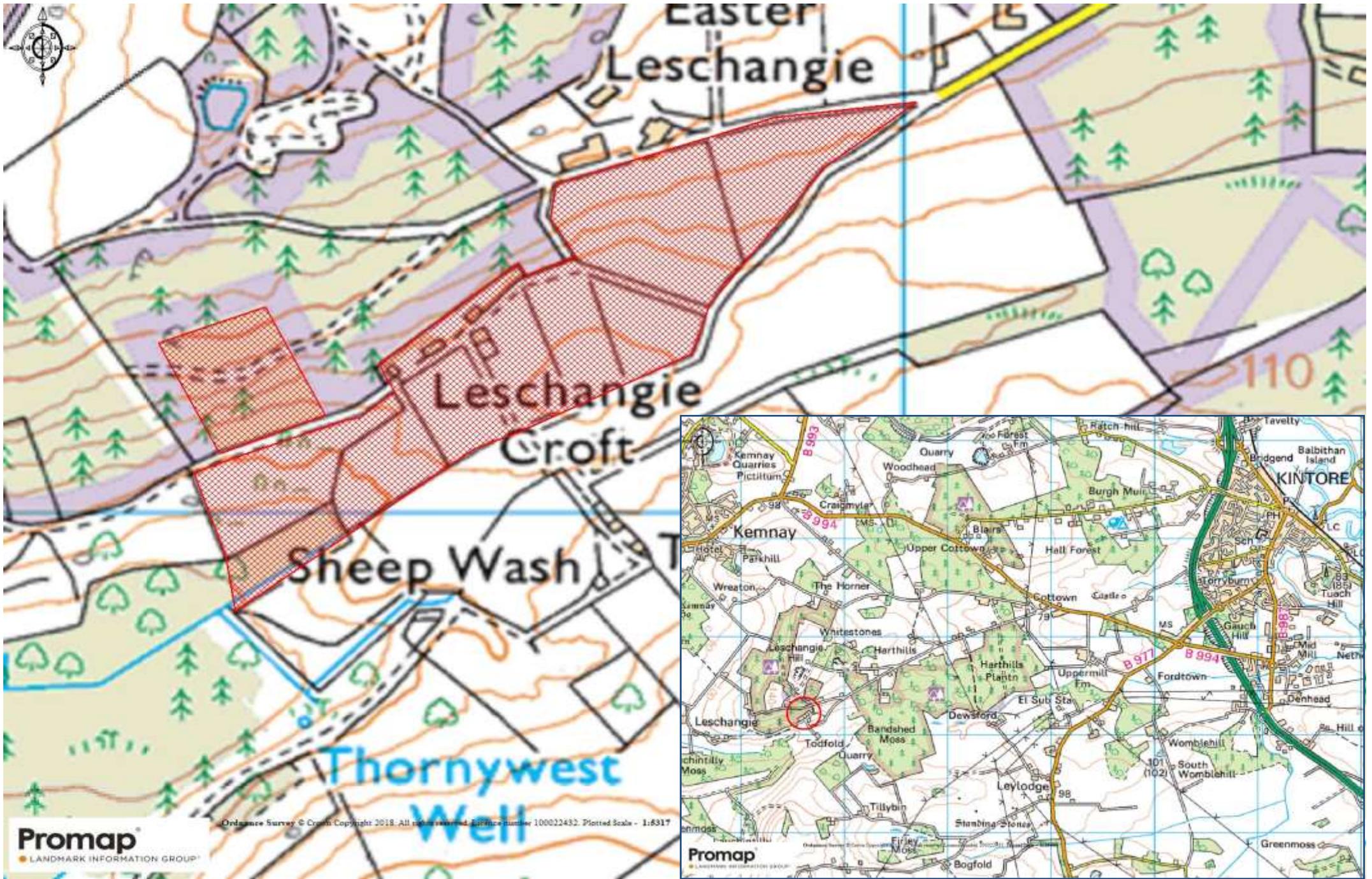
Hillview Croft, Leschangie, Kemnay, AB51 5PP

Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D479648)





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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