



LAND & BUILDINGS AT HUMBLECAIRN FARM, ARDALLIE, ELLON, AB42 5AL

Ellon 6 miles

Peterhead 11 miles

Aberdeen 23 miles

- IACS registered land extending to 9.78Ha (24.17 acres) or thereby
- Range of versatile farm buildings extending to 691m² including L-shaped steading
- Good roadside access

To view the property or for further information please contact:

**Mr Cormack - 01358 711 778
or**

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

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

**FOR SALE AS A WHOLE
OFFERS OVER £125,000**

Directions

From Aberdeen take the A90 north beyond Ellon, turning left at the Toll of Birness onto the A952. Remain on this road passing Ardaillie Primary School then turning left where signposted to "Dudwick". Travel a short distance on the road and then turn right. Continue on and the land and buildings at Humblecain Farm can be found on the right hand side of the road as shown on the OS extract plan.

Farmland

The land at Humblecain extends to 9.78Ha (24.17 acres) or thereby in total. The land is IACS registered and is currently all in grass and is fairly flat in nature lying at an altitude of between 120m-125m above sea level. The land is classified as 3(2) by the James Hutton Institute. Access to the field can be taken next to the buildings via a track or in the south east corner of the field that adjoins the road. All land BPS Region 1 and non LFA.



Buildings

The buildings benefit from good roadside access and include an area of hard standing to the front of the buildings. The buildings with approximate measurements, include:

General Purpose Building **20m x 17m**
Large, versatile building, constructed of concrete block walls and timber frame with poured concrete floor, has a raised section which is partitioned from the rest of building.

L-Shaped Steading **26m x 7m**
Traditional steading adapted to provide stabling for a number of horses with a wing converted into 2 stables. There may also be the potential to develop the steading if the necessary planning permission was obtained.

Kennels **12m x 9m**

Entry
By agreement.

Offers
Offers should be submitted in full Scottish legal terms to this office along with relevant anti-money laundering paperwork.

Local Authority
Aberdeenshire Council, 29 Bridge Street, Ellon, AB41 9AA
Tel 01467 538 439

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.

