



## **ARABLE LAND AT BENTS FARM, ALFORD ABERDEENSHIRE, AB33 8EY**

- Extending to 10.14 hectares (25 acres) or thereby
- Productive Grade 3(1) and 3(2) arable land
- Good roadside access directly off the A944
- In close proximity to Alford

**For sale as a whole**

**OFFERS OVER £100,000**

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**

The subjects are located approximately 2 miles to the west of Alford, Aberdeenshire and are accessed directly from the A944 road. Approaching from Aberdeen, the subjects are located on the left hand side approximately half a mile after leaving Whitehouse as shown on the attached Ordnance Survey extract.

**Description**

The subjects comprise two highly productive arable fields, presently in winter stubbles. The fields lie at an altitude of approximately 134m to 139m above sea level. According to the Macaulay Institute for Soil Research the land is classified as predominantly grade 3(1) and 3(2) land. The IACS registered land is summarised as below:

Field No	Field Identifier	Area	
		Ha	Acres
1	NJ/60699/15485	6.12	15.12
2	NJ/60708/15328	<u>4.02</u>	<u>9.93</u>
<b>Total Area</b>		<b>10.14</b>	<b>25.05</b>

**Entry**

Date of Entry by agreement.

**Offers**

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

**Local Authority**

Aberdeenshire Council, Marr Area Office, School Road, Alford, AB33 8TY

**Common Agricultural Policy**

BPS Entitlements are not included within the sale.

**Clawback**

The easternmost part of field 1 (cross-hatched) extending to approximately 0.4Ha (1 acre) will be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of 15 years from completion of sale.

**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.

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

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