

LAND AT MILLDEN FARM, BALMEDIE, ABERDEENSHIRE, AB23 8YY

Balmedie: 1 mile

Bridge of Don: 4.5 miles

Aberdeen (Centre): 7 miles



- Approx. 35.3 ac (14.29 ha) of ideal grazing/amenity land for equestrian or agricultural use with direct access in close proximity to Aberdeen
- Available as a whole or in two (or more) lots, as follows:
 - Lot 1 (16.05 ac): Offers Over £80,000
 - Lot 2 (19.25 ac): Offers Over £85,000

AS A WHOLE
o/o £165,000

To view or for further information please contact:
Aberdeen & Northern Estates Ltd
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Lot 1 - 16.05 ac

Lot 2 - 19.25 ac

Land at Millden

The land at Millden is part of the former East Aberdeenshire Golf Centre. As such, the land benefits from landscaping and semi-mature stands of trees that provide shelter to the ground and adds to its setting, which has wide reaching views back towards Aberdeen, across the North Sea and outwards to the surrounding countryside. The Millden burn runs through the land from west to east, between Lots 1 & 2 and an attractive pond remains in the north western part of Lot 1. Otherwise, the land is laid to grass which has more recently been grazed by livestock. A small footbridge and fording point provides access across the burn.

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Directions

From Aberdeen, take the A90 dual-carriageway heading north towards Balmedie. Approximately 1 mile south of Balmedie and 200m north of the Stevenson & Kelly Sawmill, the subjects are situated immediately on your left, and marked with an Aberdeen & Northern Estates sale board. Access can be taken to the subjects from a small lay-by directly off of the A90 (shown in Lime Green on the attached plan). Please note that extreme care must be taken when using the access, which exits directly onto the dual carriageway.

Lotting

It is the Vendors' intention to sell the subjects as either a whole or as two lots. However, there may be scope for further lotting at the Vendors' discretion, should the opportunity arise.

Services

Mains electricity is available close at hand, with a mains water supply being present on site for both lots.

Access

The subjects benefit from good access points. Access can be taken directly off of the A90 on the northbound carriageway as shown in lime green on the sale plan overleaf. Further access can be taken via an underpass from the east side of the A90 from a quieter minor road. This access is highlighted in yellow on the sale plan and measures 3x3x60m.

The underpass access provides convenient access further afield to the likes of Balmedie Beach or Blackdog for equestrian users, without having to cross the A90. We also understand that there are initial plans for the core path network to be extended in the vicinity, which will allow access into the wider path network direct from the subjects. This would allow hacking directly from the subjects on minor roads and pathways.

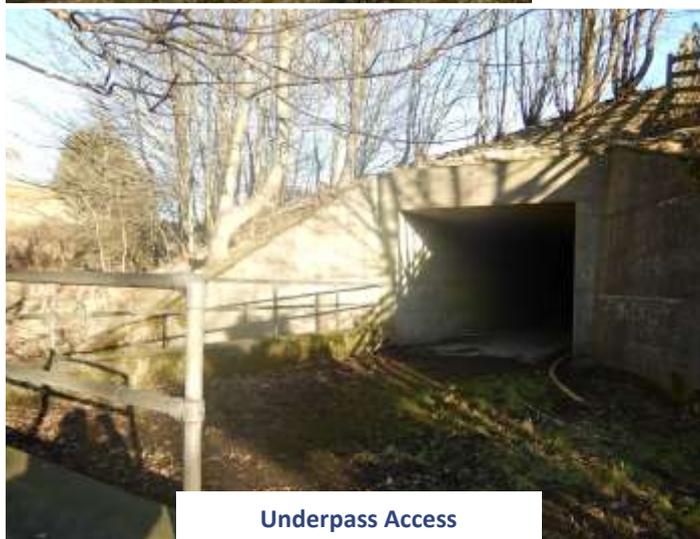
Should the subjects be sold in two or more lots, a right of access will be retained across Lot 2 in favour of Lot 1, with a further right of access being available to Lot 1 along the former farm track leading to the north eastern corner of the land. Please contact Aberdeen & Northern Estates to discuss this in more detail.

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.



Lot 2—Looking Southwards



Underpass Access



Lot 1—Looking Eastwards

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 further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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 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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