



## **LAND AT BRIDGEFOOT OF GAVAL, MINTLAW PETERHEAD, AB42 4HA**

- Agricultural land extending to 15.49 hectares (38 acres) or thereby
- Roadside access onto the A952
- In close proximity to Mintlaw

**For sale as a whole  
OFFERS OVER £95,000**

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 Mintlaw take the A952 Fraserburgh road north for about 2 miles. The access is on the right hand side of the road by a small cluster of houses as shown on the attached Ordnance Survey extract.

**Situation**

The land at Bridgefoot of Gaval is found 2 miles north of the popular settlement of Mintlaw and provides a fantastic opportunity for livestock or equine interests. Mintlaw provides a good range of shops, amenities, primary and secondary education and services including a veterinary practice.

**Description**

The subjects comprise IACS registered agricultural land. The land extends to 15.49Ha (38 acres) or thereby and is presently used for grazing and fattening livestock. The land lies at an altitude of approximately 35m to 45m above sea level with a small pond located near the southern boundary.

According to the Macaulay Institute for Soil Research (now the James Hutton Institute) the land is a mixture of both 3(2) and 4(2) grades. The IACS registered land can be summarised as follows:

Field No	Field Identifier	Area	
		Ha	Acres
1	NK/00251/51050	<u>15.49</u>	<u>38.28</u>

**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, Buchan Area Office, Buchan House, St Peter Street  
Peterhead, AB42 1QF

**Common Agricultural Policy**

BPS Entitlements are not included in the sale price. BPS Region 1, Non-LFA.

**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.

Date of Publication - October 2018

