



LAND AND BUILDING AT MUIRHEAD, MUIR OF FOWLIS, ALFORD, AB33 8NU

- Grade 3(2) Agricultural land extending to 9.1Ha (22.4 acres) or thereby. Includes general purpose shed
- Access onto public road network near Muir Of Fowlis
- Lot 1: o/o £40,000 - Lot 2: o/o £35,000 - Lot 3: o/o 30,000

**FOR SALE AS A WHOLE OR IN 3 LOTS
AS A WHOLE - OFFERS OVER £105,000**

To view the property or for further
information please contact:

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

Directions

From Alford take the A980 Banchory road south for 4 miles. Proceed through the village of Muir of Fowlis and on exiting, turn right sign posted for 'Cushnie Church'. Continue past woodland on both sides of the road with the subjects of sale on the right hand side, adjacent to the former Muirhead Care Home and Muirhead House.

Description

The land at Muirhead extends to 9.1ha (22.4 acres) or thereby. The land is split into 3 lots. Field 1 (Lot 1) to the west of the Fowlis Wood access track extends to 3.83Ha (9.46 acres) or thereby. Lot 2, to the east, extends to 3.99Ha (9.86 acres) or thereby with Lot 3 extending to approximately 1.26Ha (3.11 acres). Included with Lot 3 is a general purpose building of timber construction (GEA approx. 148.5 sqm) with a pond at the north. Lot 3 is accessed from the public road at the south between Muirhead Care Home and the residential property 'Ar-Dachaidh' (AB33 8NU). The first part of the track has



shared access with Ar-Dachaidh and is surfaced with a non-surfaced track to the building and land thereafter. Situated near the shed on Lot 3 land is a septic tank system understood to serve the Muirhead Care Home as well as a gas tank that has been fenced off and a water supply.

Entry

By agreement.

Offers

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

Local Authority

Aberdeenshire Council, Marr Area Office, School Road, Alford AB33 8TY www.aberdeenshire.gov.uk

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.

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