



## **LAND ADJACENT TO HOLM COTTAGE, INVERURIE, ABERDEENSHIRE, AB51 0TR**

- IACS registered agricultural land on Banks of River Urie, extending to approximately 15.92ha (39.34 acres)
- Accessible by single track access road along Old Port Road
- Subjects include grassland and parkland mature woodland

**FOR SALE AS A WHOLE - OFFERS OVER £110,000**

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 Inverurie town centre take the B9170 'Oldmeldrum Road' travelling over the Railway bridge and turning right opposite the Inverurie Garden Centre on to 'Souterford Road'. This leads on to 'Old Port Road' and proceed along this road to 'Holm Cottage' with access to the land on the left hand side. This land is also accessible from the west by foot from 'Gatehouse Lane' off 'High Street' and using the Railway line pedestrian crossing.

**Description**

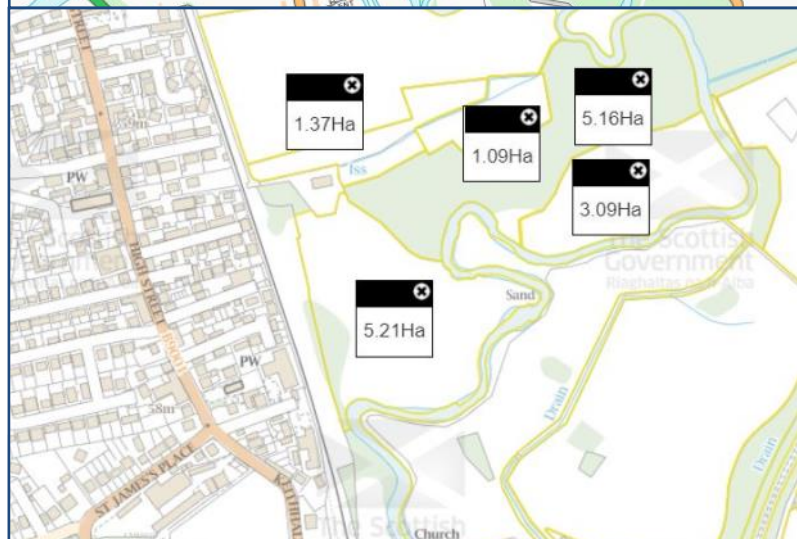
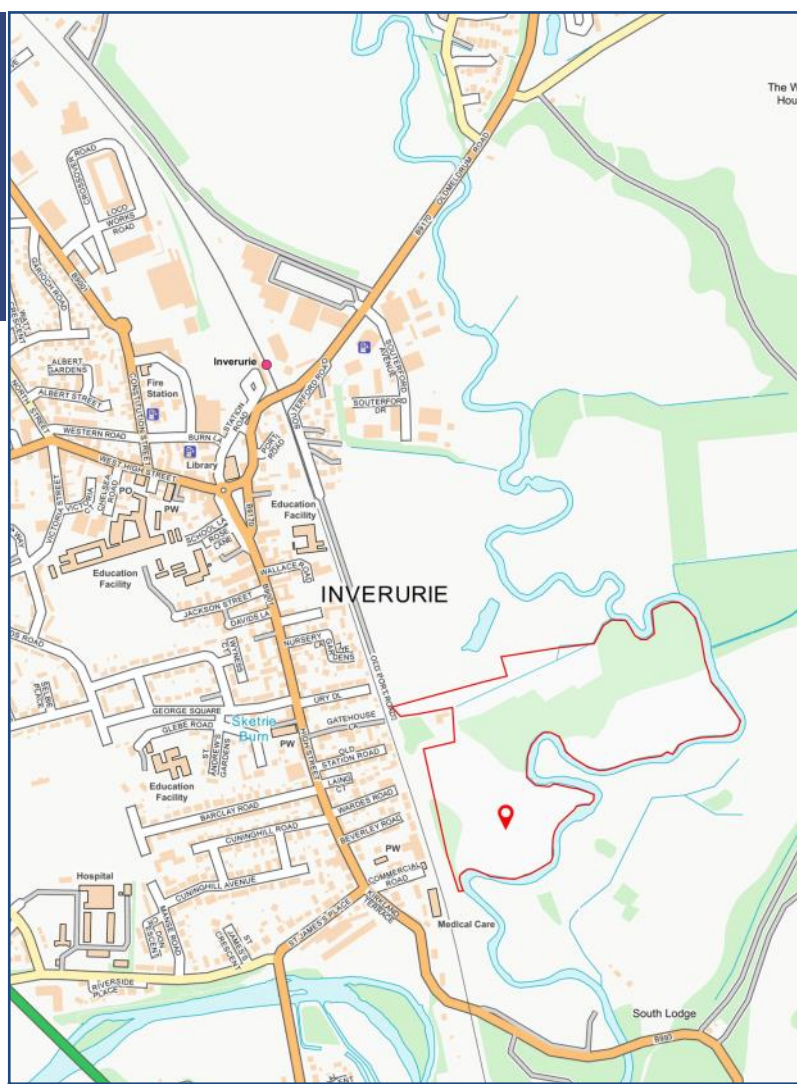
The subjects for sale comprise bare agricultural land extending to approximately 39.34 acres (15.92ha). The land comprises grassland with areas of parkland mature native woodland and borders the River Urie to the east. According to the Macaulay Institute for Soil Research the Land is classified as Grade 3.1.

**Entry**

By agreement.

**Offers**

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



**Local Authority**

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA. Tel: 03456 081204

**Common Agricultural Policy**

Land is IACS-registered with fields sizes as per attached. No BPS Entitlements available with sale. All land BPS Region 1. NLFA.

**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.

