



## LAND AT COLDWELLS FARM, INSCH, AB52 6NA

Insch 2.5 miles

Huntly 11 miles

Inverurie 13 miles

- Grade 3(1) and 3(2) IACS and organic registered land extending to 27ha (67 acres) or thereby
- Stockproof fenced with shelter from established hedges and supplied by water
- For sale in 2 lots or as a whole

Lot 1 - Offers over £170,000 Lot 2 - Offers over £100,000

**AS A WHOLE - OFFERS OVER £270,000**

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 head north on the A96, turning left at Kellockbank onto the B992. After approx. 1 mile turn right where signposted Knockenbaird, follow this road and turn left at the next signpost for Knockenbaird. Continue for around 1 mile to reach Lot 1 situated on the right (access marked X on the attached plan). Lot 2 is accessed further along this road where marked A.

## Description

The subjects comprise productive IACS and organic registered land close to the village of Inch and extending to 27ha (67 acres) or thereby in total. The land is in excellent heart having been under organic production for over 20 years and is registered with the Soil Association. Lot 1, extending to 17.2ha (42.5 acres) or thereby, comprises two fields which are under temporary grass for grazing and silage cropping. Lot 2 extends to 10ha (24.8 acres) or thereby and is a south facing field which has been used for spring cropping and grazing. Lot 1 is classified as grade 3(1) and 3(2) by the James Hutton Institute's Land Capability for Agriculture and Lot 2 is classified as grade 3 (2).

	Field No.	Ha	Acres
<b>Lot 1</b>	33	6.18	15.27
	34	10.82	26.74
	35	<u>0.20</u>	<u>0.50</u>
		<b>17.20</b>	<b>42.51</b>
<b>Lot 2</b>	25	9.65	23.85
	27	<u>0.39</u>	<u>0.96</u>
		<b>10.04</b>	<b>24.81</b>

Both lots benefit from stockproof fencing, water supply and established hedges on the east boundaries, providing shelter to adjoining fields. There is a right of access to Lot 2 between points A and B shown on the attached plan.

## Entry

Lot 1 - post July silage crop; Lot 2 - post spring crop harvest

## BPS Entitlements

Entitlements are not included in asking price but are available by separate negotiation.

## Offers

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

## 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.

