

LAND AND YARD AT COULNAKYLE, NETHY BRIDGE, PH25 3EA

Granttown-on-Spey 5 miles

Nethy Bridge 0.5 miles

Aviemore 10 miles

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Lot 1

Offers over £330,000

Lot 2

Offers over £70,000

As a whole

Offers over £400,000

Land, building and yard area at Coulnakyle, Nethy Bridge comprising IACS registered land and farmyard extending to 54Ha (133 acres) or thereby.

For sale as a whole or in two lots

To view or for further information please contact:

Aberdeen & Northern Estates
01467 623800
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Directions

At Nethy Bridge and between the Nethybridge Hotel and the River Nethy turn on to Station Road, signed 'Dulnain Br. 3'. Proceed out of the village for 0.5 miles and the yard and building is accessed on the left with farmland on both sides of the road as per the attached OS extract plan.

Situation

The land, within the Cairngorms National Park, is located to the south of the River Spey and adjoins the River Nethy on its western boundary. The surrounding area is predominately under agricultural and forestry production. The local area is also well known to tourists and you can find a wide range of outdoor activities available in and around Nethy Bridge and at Granttown-on-Spey (5 miles) including scenic walks and trails, golf, fishing, canoeing, archery and gorge walking.

Local services are available in the nearby villages with a wider selection of amenities in the larger towns including Aviemore (10 miles). The nearest airport is Inverness Airport (37 miles) with regular domestic and international flights.

Lot 1 - Yard area and land

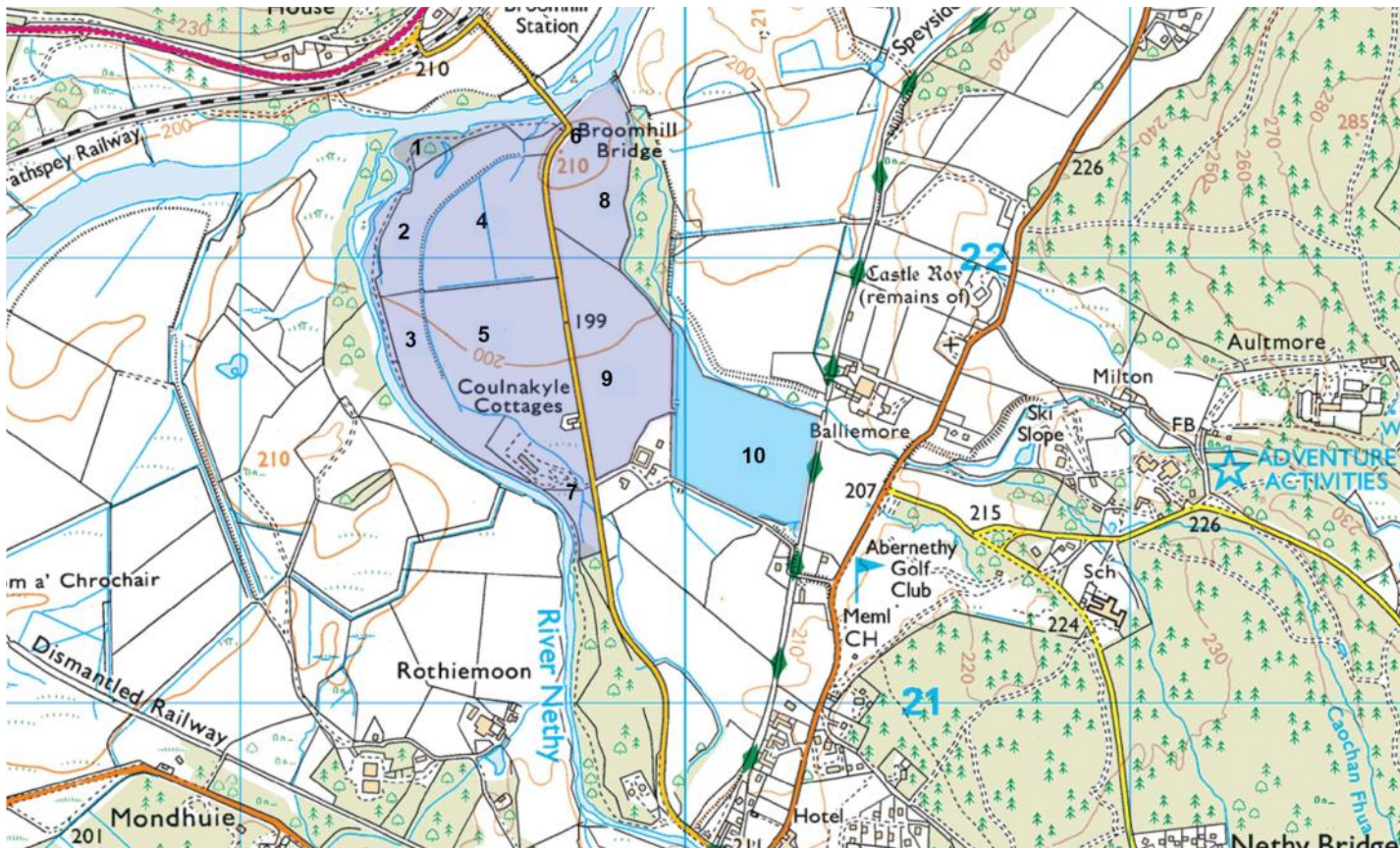
The yard area at Coulnakyle extends to 1.58Ha (3.90 acres) or thereby and includes a Dutch Pole Barn building and hard standing and livestock handling area.

Included with Lot 1 are nine fields (no.s 1-9) of IACS registered land extending to 43.92Ha (108.52 acres) or thereby, classified as Grade 3(2) by the National Scale Land Capability, James Hutton Institute.

Lot 2 - Land (Field 10)

Lot 2 is a single field of IACS registered land extending to 8.57Ha (21.18 acres) or thereby, classified as Grade 3(2) by the National Scale Land Capability, James Hutton Institute.

The land ranges in altitude from approximately 199m to 210m above sea level.



Mineral Rights and Sporting Rights

Included in sale in so far as they are owned.

Entry

By agreement.

Local Authority

Highland Council - [01349 886608](tel:01349886608) - www.highland.gov.uk

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.

Field No		Size (ha)	Size (ac)
1	NH/99334/21781	2.94	7.26
2	NH/99415/22131	4.68	11.56
3	NH/99439/21725	3.74	9.24
4	NH/99581/22064	7.10	17.54
5	NH/9960/21784	10.12	25.01
6	NH/99724/22245	0.18	0.44
7	NH/99762/21413	0.98	2.42
8	NH/99798/22180	5.46	13.49
9	NH/99838/21871	8.72	21.55
10	NJ//00120/21586	8.57	21.18
TOTAL		52.49	129.70

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 ESTATES** 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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