



LAND AT HOLMDALE TURRIFF

Agricultural land extending to 3.4 hectares (8.4 acres) or thereby, lying north of Meadowbank Road and next to Knockiemill land adjoining the town of Turriff in Aberdeenshire

OFFERS OVER £50,000

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



PLAN PREPARED FOR ILLUSTRATIVE PURPOSES AND GUIDANCE ONLY. NOT TO SCALE.



Directions

The subjects for sale are accessed from the southeast corner of the field, via the track extending on the east from the Turriff to Luncarty Road to Knockiemill wood on the west (access marked X and shown coloured orange on the attached plan).

Nearest postcode: AB53 4WB

what3words location: lunging.handfuls.thrusters

Description

The land for sale lies adjacent to the north boundary of the town of Turriff in Aberdeenshire. Turriff is a thriving town with a population of approximately 5,700 and benefits from a range of services and amenities including supermarkets, high street shops, eateries, recreational facilities, primary and secondary schooling.

The land extends to approximately 3.4 hectares (8.4 acres), is classified as Grade 3(2) by the James Hutton Institute and has been fallow grassland in recent years. There is a right of access to the subjects from the track to the east (shown coloured orange on the attached plan). The core path along the south boundary of the field does not form part of the subjects for sale.

Planning

There are no planning or development applications with Aberdeenshire Council and the land is not zoned in the 2023 Local Development Plan. The land was submitted as a development bid site and allocated as a reserved site, for delivery following completion of the residential development (OP2) on neighbouring land to the east. Further details can be found on Aberdeenshire Council's planning website or from the selling agent.

Services

Services including mains electricity and water are understood to be available nearby, although interested parties should make their own enquiries in this regard.

Entry

Available autumn 2024 by mutual agreement.

Basic Payment Scheme Entitlements

The land is IACS registered. No BPS entitlements are available with the sale.

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.

To view this property or for further information, contact our agent:

Aileen Minty

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ZOOPLA **rightmove**

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.