

An aerial photograph of a rural landscape. A large, irregularly shaped field with a brown, textured surface (possibly bare earth or dry vegetation) dominates the center. To its right is a smaller, more regular green field. A road runs along the bottom edge of the brown field. In the background, there are rolling hills, a small village with white buildings, and several wind turbines on the horizon under a cloudy sky.

LAND AT ALTRIES

MARYCULTER, ABERDEEN, AB12 5GH

Galbraith

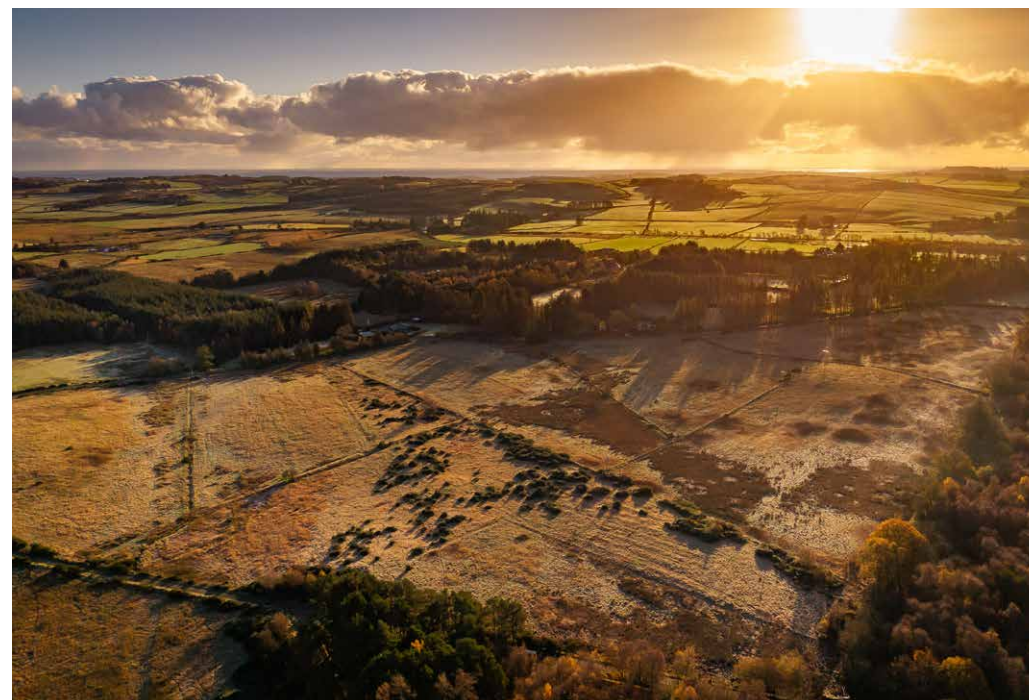
LAND AT ALTRIES, MARYCULTER, ABERDEEN, AB12 5GH

A block of farmland with access to the public road network

Stonehaven 10 miles ■ Aberdeen 8 miles.

17.00 hectares (42.00 acres) of farmland

For sale as a whole: £200,000



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket

LOCATION

The Land at Altries is situated approximately 8 miles south west of the City of Aberdeen and 10 miles north of Stonehaven. The land is located in a much sought-after area and benefits from direct access onto the public road network.

VIEWING

Strictly by appointment with the sole selling agents – Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

From the AWPR take the turning to Cults, thereafter, follow the signpost to Maryculter. On travelling west on the South Deeside Road (B9077) take the B979 signposted Stonehaven. Following this road for 1 mile. The land at Altries can be found on the right hand side.

POST CODE

AB12 5GH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///outbid.cheetahs.dared](https://www.what3words.com/outbid-cheetahs-dared)

SITUATION

The Land at Altries is situated in a sought-after area conveniently located to the city of Aberdeen and benefits from access directly off the public road network. The land extends to 17.00 hectares (42.00 acres).

The land is surrounded primarily by agricultural land, sitting approximately 100 meters above sea level.

The land is suitable for a variety of uses, including agriculture, equestrian, national capital and forestry. The area also benefits from a well-established supply chain network to support these activities

DESCRIPTION

The Land at Altries is a block of agricultural land, offering an opportunity for various uses. According to the James Hutton Institute the majority of the land is classified as Grade 3(2) and was previously registered for IACS purposes. The fields have historically been used for grazing but the perimeter fencing and walling is not considered stockproof.

GENERAL INFORMATION

LOCAL AUTHORITY

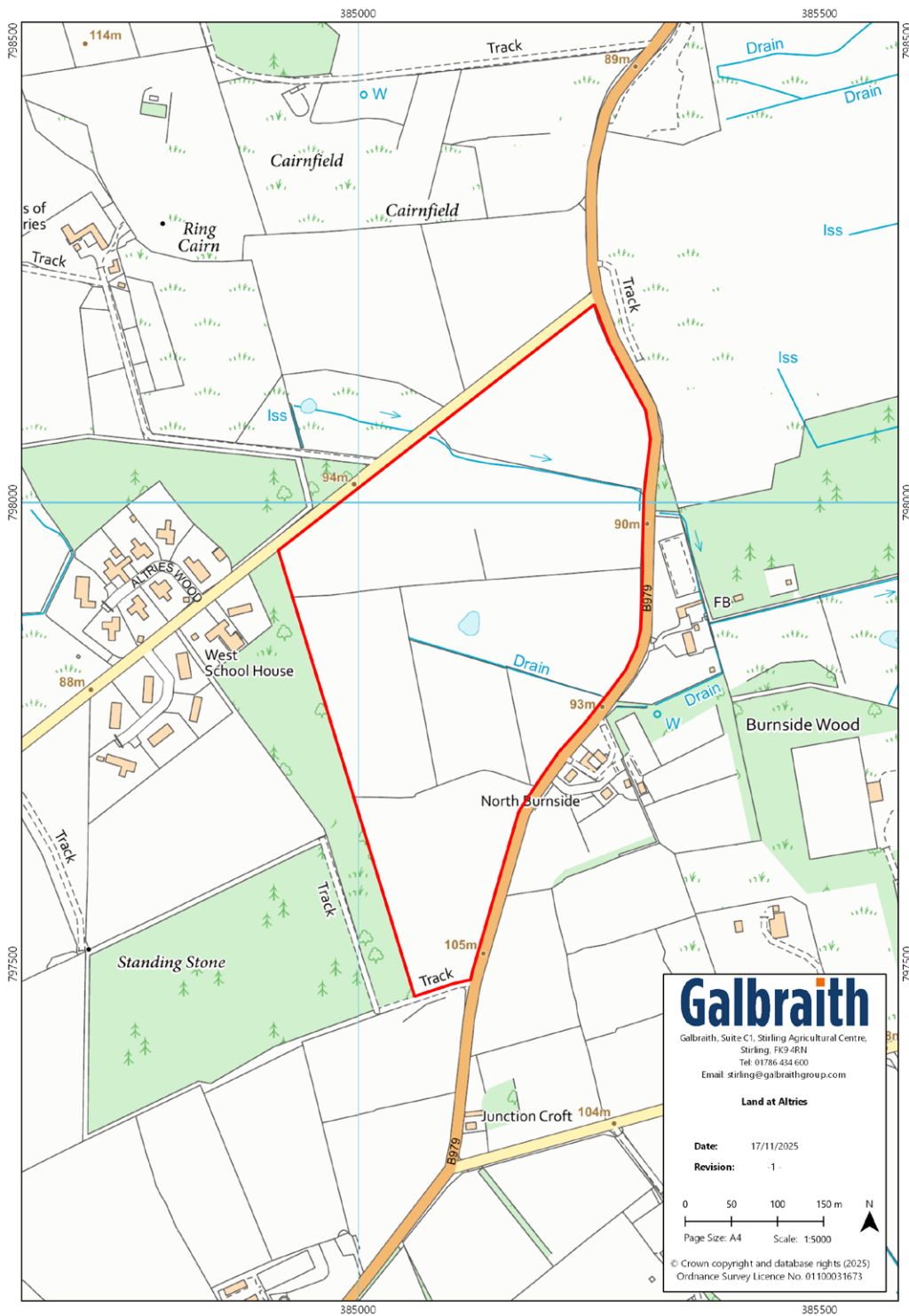
Aberdeenshire Council, Viewmount, Arduthie Rd, Stonehaven AB39 2DQ. Telephone 0345 608 1208.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

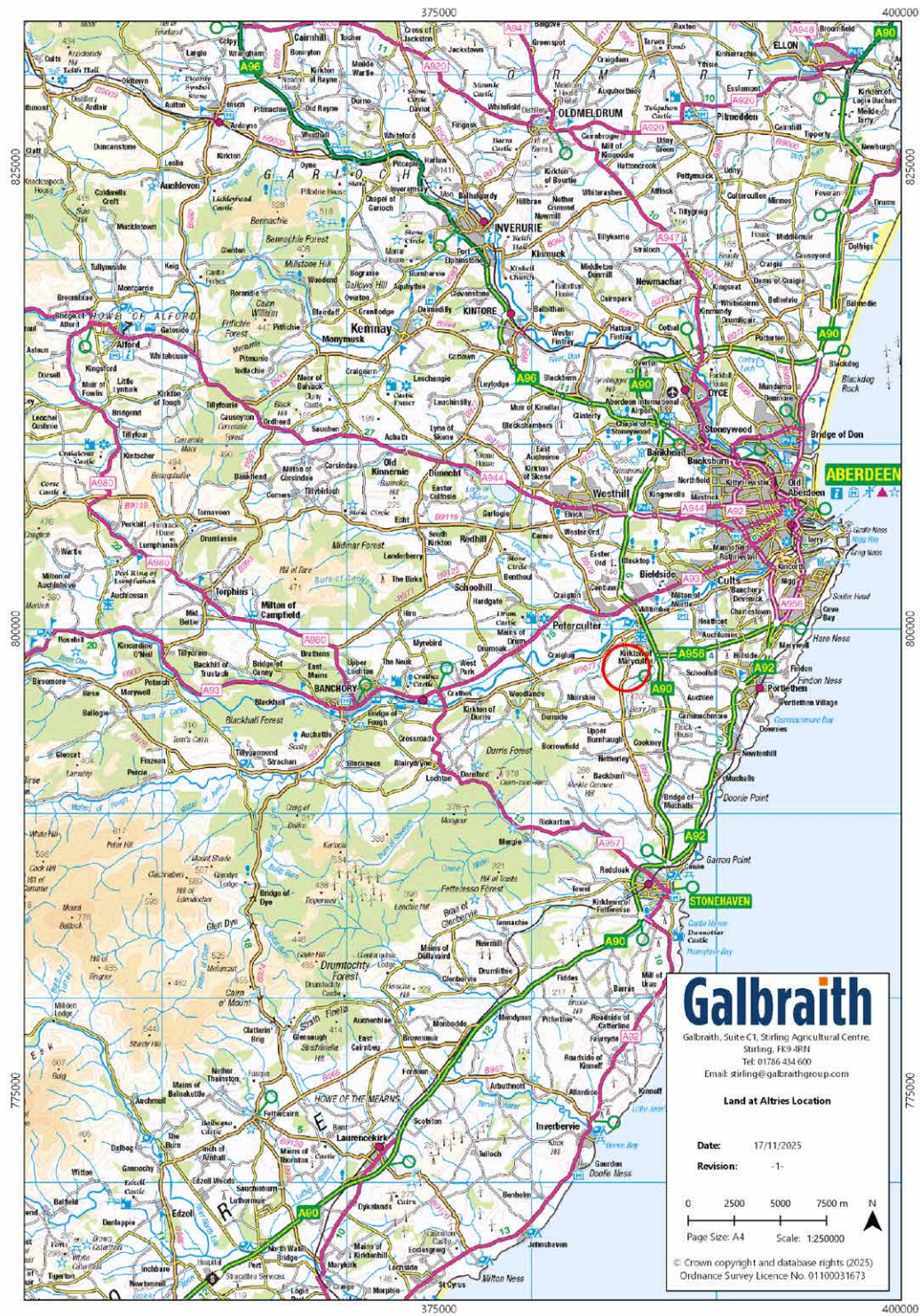
Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. The land currently does not benefit from an agricultural holding number.

Buyers are requested to make enquiries to SGRPID in respect of obtaining a holding number and the land being eligible for Basic Payment Scheme purposes.





Map Reference: _Land at Altries_A4_Rev 1_20251117



Map Reference: _Land at Altries Location_A4_Rev 1_20251117

METHOD OF SALE

For Sale as a Whole.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection.

MORTGAGE FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer, and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

Our service provider, First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves, and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

ACCESS

Access to the land is directly off the public road network.

SERVICES

The land is served by a mains water supply.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements, and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any, offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Particulars were prepared, and photographs taken in November 2025.



Galbraith



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