



Galbraith

LAND AT LANDSEND

CORNHILL, BANFF, ABERDEENSHIRE, AB45 2HT

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Block of bare land with a wide variety of uses.

Cornhill 2.2 miles ■ Banff 8 miles ■ Elgin 23.5 miles

Around 55.40 Acres (22.42 Hectares)

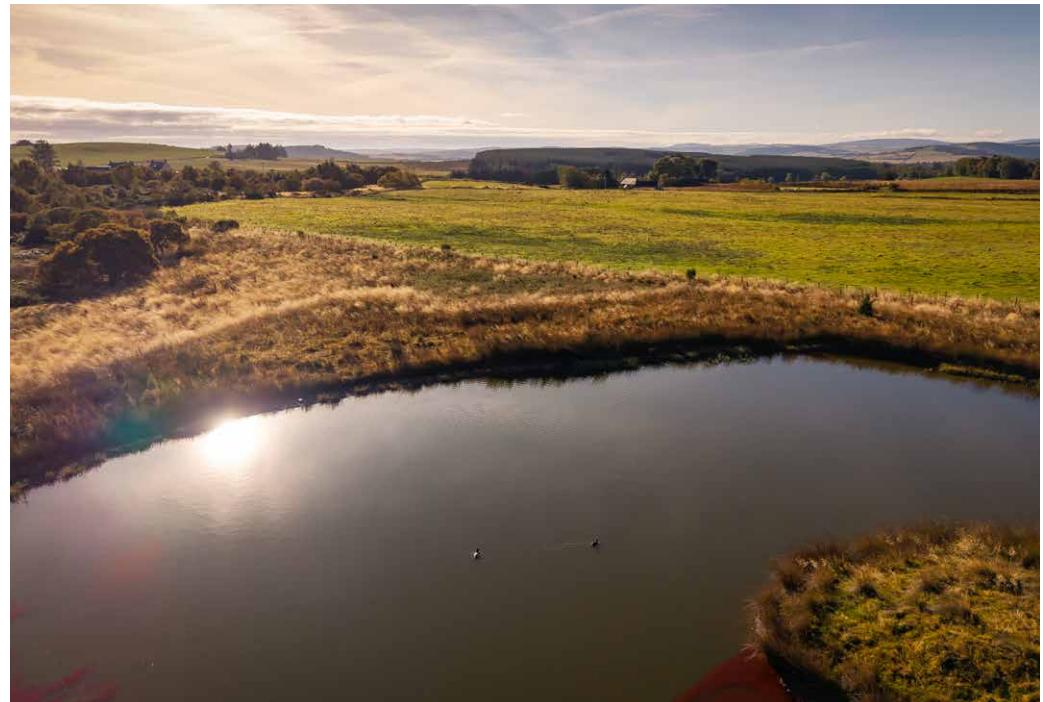
- Agricultural & amenity land
- Direct access via the public road network
- Partially livestock fenced
- Two wildlife ponds

FOR SALE AS A WHOLE

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 **OnTheMarket**



LOCATION

The land at Landsend is situated approximately 2.2 miles south of Cornhill, 8 miles south west of Banff and 23 miles east of Elgin in the county of Aberdeenshire.

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 Aberdeen take the A96 towards Huntly. Just before reaching Huntly, turn right onto the A97 signposted Aberchirder. Follow the road for 9 miles, turning left onto an unnamed road signposted Cornhill. Continue for 2.5 miles before joining the B9023 then turn left onto an unnamed road signposted Marnoch. Continue for half a mile then turn right onto an unnamed road. The Land at Landsend can be found 0.2 miles down this road to your right.

SITUATION

Land at Landsend extends to approximately 55.40 acres (22.42 hectares) or thereby and benefits from nearby access to the public road network and an internal track shown A/B on the site plan. Land at Landsend is situated 2.2 miles south of Cornhill, 8 miles south west of Banff and 23 miles from Elgin. Landsend is encompassed by agricultural land and sits approximately 160m above sea level. The area is well resourced in terms of forestry and agricultural infrastructure.

DESCRIPTION

Land at Landsend consists of a partially fenced block of agricultural land of approximately 55.40 acres (22.42 hectares) suitable for a wide variety of forestry, agricultural, natural capital and amenity uses. According to the James Hutton Institute the land is primarily classified as Grade 3(2) and 5(3) with some areas of Grade 4(2). The land has historically been used for grazing livestock and is partially fenced. There are two ponds included in the sale which attract a variety of wildlife and birds.

BOUNDARY

Please note that a section of the land is currently unfenced. The purchaser will be responsible for establishing the boundaries in accordance with the title deeds and for erecting any fencing as required.

ACCESS

The land can be accessed directly off the public road and via a private track marked A/B shown on the site plan.

SERVICES

The site is unserviced.



GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB. Telephone 03456 081208.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. The land is registered with SGRID for IACS purposes

METHOD OF SALE

For sale as a Whole.

BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The Basic Payment Scheme entitlements have been established by the seller and are included in the sale of the land. The buyer(s) will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross-Compliance Rules of the Basic Payment Scheme 2025 for the rest of the scheme year.

SPORTINGS

The Sporting Rights are included in the sale insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

POSSESSION AND ENTRY

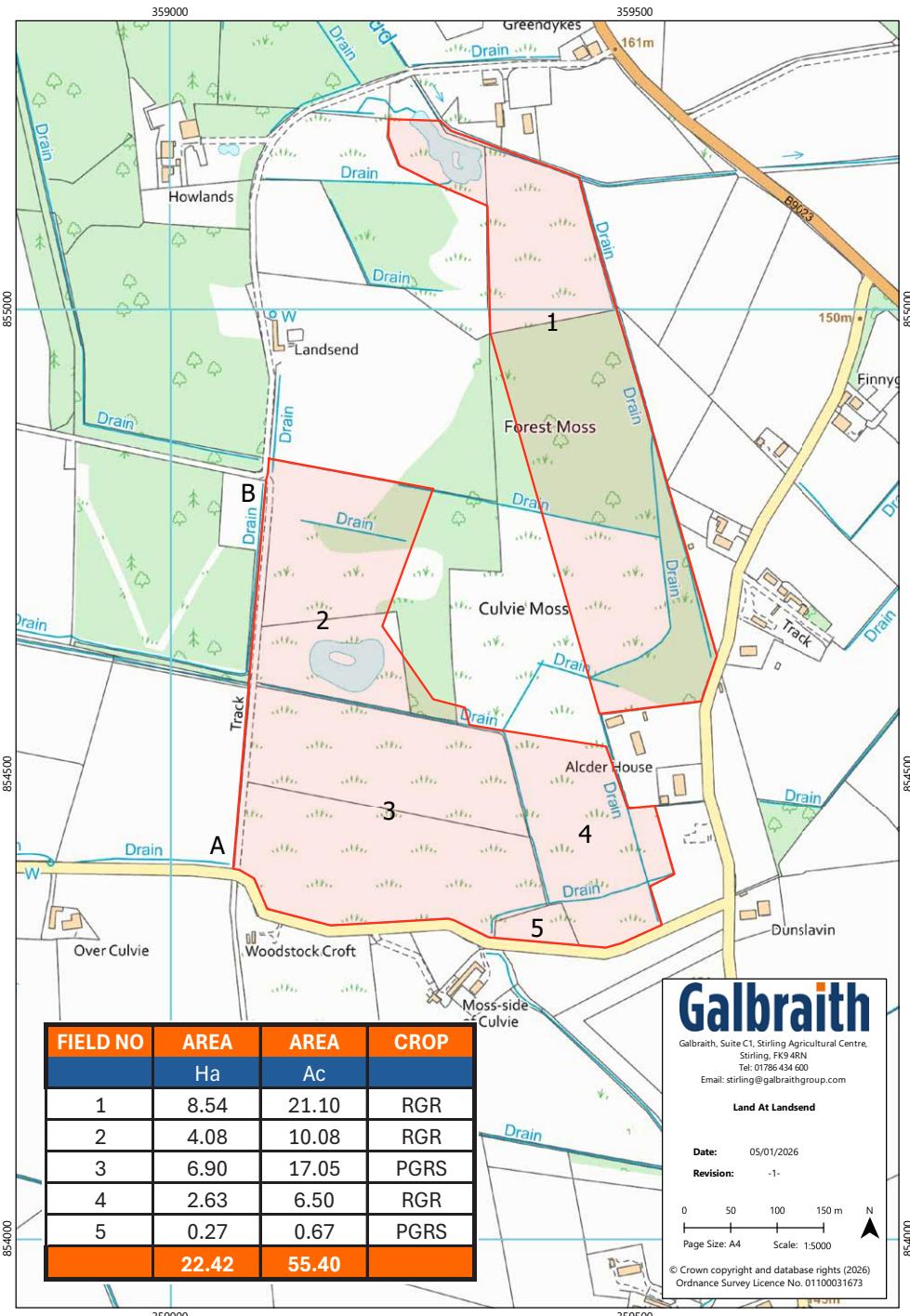
Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

INGOING VALUATION

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

All cultivations and growing crops on a seeds, labour, lime, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw fodder, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals, seeds and sundries at cost.



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 or the seller's agents.

HEALTH & SAFETY

The property is a rural holding and appropriate caution should be exercised at all times during inspection.

MORTGAGE FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 07500 794201. Email: alistair.christie@galbraithgroup.com

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.

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. Photographs taken in September 2025.



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