



CKD Galbraith

FOR SALE

AGRICULTURAL LAND

LAND AT DOWRIEBURN

LAURENCEKIRK
ABERDEENSHIRE

Block of land a short distance from Laurencekirk

- South facing land.
- Good roadside access.
- Predominantly Grade 2 land
- Approximately 26.56 acres



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LOCATION

Dowrieburn is just 10 minutes away from the town centre of Laurencekirk which is a small town just off the A90 Dundee to Aberdeen road, 34 miles north of Dundee and 28 miles south of Aberdeen. The town offers a range of facilities including a post office, primary and secondary schooling, restaurants, local shops, hotels as well as a main line rail station.

DESCRIPTION

The land lies north of the Dowrie Burn and is accessed from a minor public road to the south. The land is classified as Grade 2 by the James Hutton Institute for Soil Research and sits around 50m above sea level comprising a single enclosure together with banking adjacent to the Dowrie Burn. The land extends to approximately 26.56 acres (10.75 hectares) and is capable of growing a wide range of crops. The land has lain fallow for a number of years but has recently been topped and ploughed. The last crop sown and harvested from the land was potatoes.

Mineral and sporting rights are included in the sale in so far as they are owned by the sellers.

IACS/SINGLE FARM PAYMENTS

The land is IACS registered, however, there is no single farm payment entitlement included with the sale.

LOCAL AUTHORITY

Aberdeenshire Council
Viewmount
Aruthie Road
Stonehaven
AB39 2DQ
Tel: 01569 766 549

SPORTING RIGHTS

Insofar as these rights from part of the property title they are included with the sale.

ENTRY

Entry to the Land at Dowrieburn will be by mutual agreement.

PRICE

Our clients seek offers in excess of £165,000 for their freehold interest in the subjects. A closing date may be set for the subjects and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

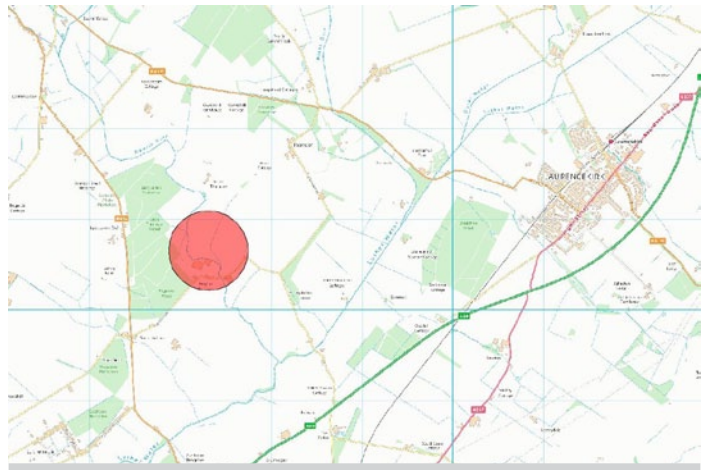
VIEWING AND FURTHER INFORMATION

Viewings are strictly by prior arrangement through the sole selling agents.

All enquiries or requests for further information should be directed to the Sole Selling Agents, CKD Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN. Telephone enquiries should be made to Emma MacFadyen or Harry Stott on 01786 434 600 or by email to emma.macfadyen@ckdgalbraith.co.uk or harry.stott@ckdgalbraith.co.uk, or John Brown, john.brown@jb-uk.com, 07768 583919, 20 Pentland Avenue, Edinburgh EH13 0HZ, www.jb-uk.com

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DIRECTIONS

Take the A90 north towards Aberdeen, continue past Brechin and after approximately 4 miles turn left onto the B974 (signposted Luthermuir/Fettercairn). After 0.75 miles turn right, continue for a further 0.75 miles and the subjects are located on the left.

From Aberdeen, take the A90 south towards Dundee for 29 miles. Continue past Laurencekirk for 2 miles and turn right onto the B974 and proceed as noted above.

Ref: 982-1
October 2016.

CKD Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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iii) no person in the employment of CKD Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

Produced and Printed by DTP 0131 657 1001



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