



Galbraith

LAND AT FINTRAY
FINTRAY, ABERDEENSHIRE

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Block of land extending to around 15.87 acres in a peaceful and accessible location.

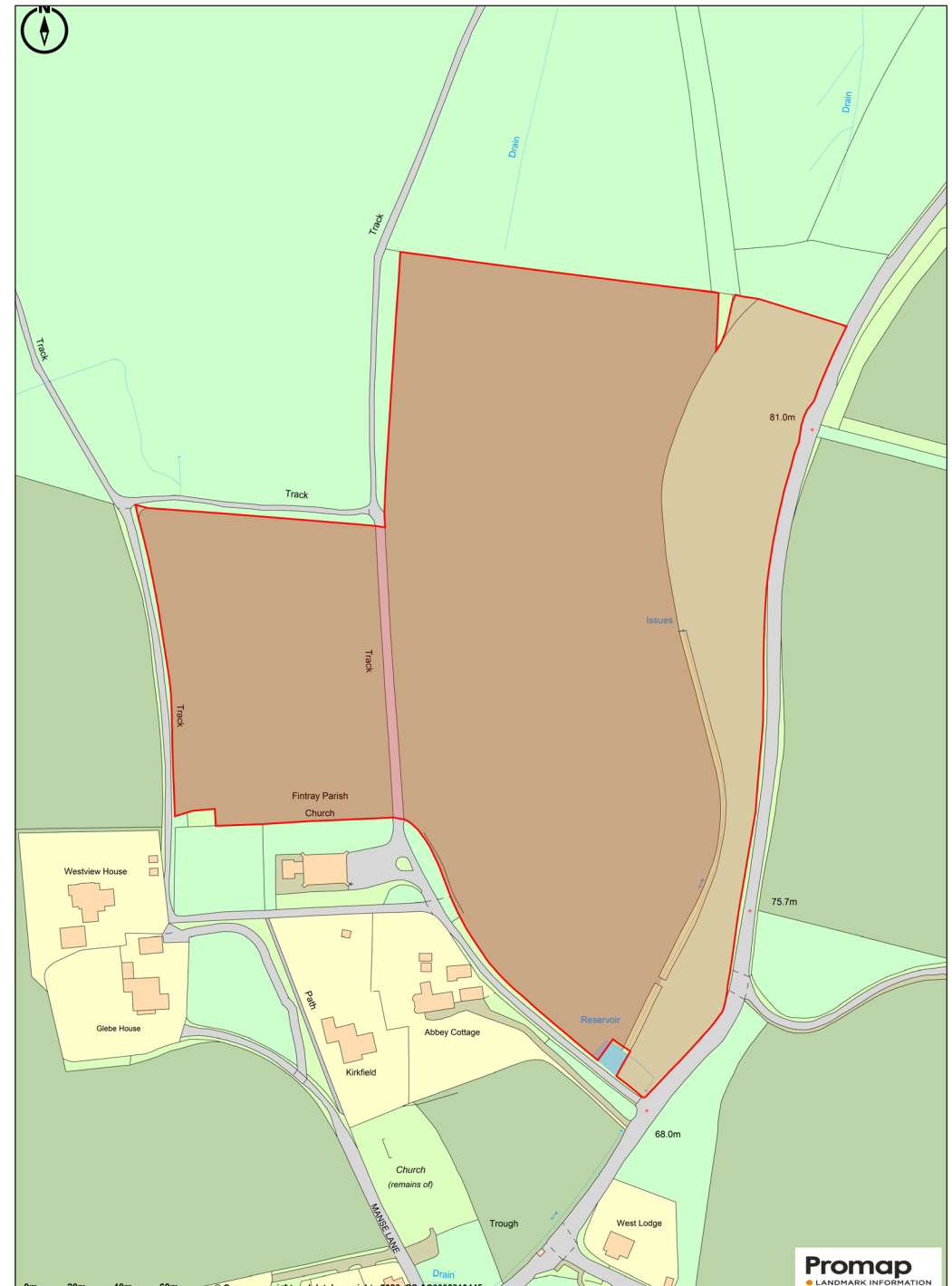
Inverurie 6 miles ■ Newmachar 5 miles ■ Aberdeen City 12 miles

- Easy roadside access
- Quiet countryside location
- Around 15.87 acres (6.42 hectares)

For Sale as a Whole

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



SITUATION

The land at Fintray is located 6 miles southeast of Inverurie and 5 miles southwest of Newmachar, in the county of Aberdeenshire. Aberdeen City Centr is only 12 miles. The land is conveniently located being well served by the public road network.

DESCRIPTION

The land at Fintray was part of the former Fintray Estate and is situated in a convenient location in the county of Aberdeenshire, between 80 and 100 metres above sea level. According to the James Hutton Institute most of the land is classified as Grade 3(2). The land is registered with SGRPID for IACS purposes the majority of which is in permanent grass. The land benefits from direct roadside access and could be utilised for livestock grazing in the future, as well as for equestrian grazing, small scale cropping or amenity uses.

DEVELOPMENT SECURITY

The land will be sold subject to a development security in favour of the Seller. For further detail please contact the selling agent. The land was submitted as part of the ‘call for sites’ from Aberdeenshire Council, as part of the preparations around the next Aberdeenshire local development plan (2029). The proposal has been acknowledged.

METHOD OF SALE

Land at Fintray is offered for sale as a whole.

GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB. Telephone 01467 533200.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

MINERALS

The mineral rights are included in so far as these rights are owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.



DIRECTIONS

From Dyce take the B977 to Hatton of Fintray. The land is located on the right-hand side just as you pass the 'Hatton of Fintray' sign entering the village.

POST CODE

AB21 0YQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///scarecrow.circles.surcharge

VIEWING

Strictly by appointment with the Selling Agents.

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(s).

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.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to any farm buildings, farm land and water courses.

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 as satisfied themselves in respect thereof.

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 May 2024