



Agricultural Sheds at Mill of Kincardine, Laurencekirk, Aberdeenshire

A unique opportunity to acquire a pair of agricultural sheds to further expand your enterprise

Fettercairn about 2.5 miles

Laurencekirk 4.5 miles

Aberdeen about 37 miles

Dundee about 38 miles

In total, the site area extends to approximately 0.35 acres (0.14 ha)

- **Two well maintained sheds offering 1,420m² (15,284.75ft²) of storage space**
- **An accessible satellite unit located a short distance from the A90**

For Sale as a Whole

Lynedoch House
Barossa Place
Perth, PH1 5EP
01738 451111
perth@galbraithgroup.com

SITUATION

Located within the fertile valley floor of the Howe of the Mearns in Aberdeenshire, Mill of Kincardine lies to the north of Laurencekirk and equidistant between the cities of Aberdeen and Dundee. Nearby Laurencekirk offers local village amenities and excellent links to the north and south via the A90 dual carriageway, lying a couple of miles from the farm together with a regular railway service

DESCRIPTION

The sheds at Mill of Kincardine extend to approximately 0.35 acres (1,420 m²) and comprises 2 agricultural sheds ideal for the storage of machinery and equipment.

Shed 1 – General Purpose Shed (approx. measurements 18m x 24m)

Lying to the east of the farmhouse, the shed is of a steel portal frame construction with fibre cement roof, fibre cement and box profile cladding, blockwork walls, a concrete floor and vehicular access doors. Internally, there is a workshop area.

Shed 2 – General Purpose Shed (approx. measurements 38m x 26m)

Lying to the south of the steading, a further agricultural shed is found constructed with a steel portal frame, fibre cement roof, box profile cladding, blockwork walls and a concrete floor. The shed is partially open sided on the north and west elevations giving a useful area to store machinery.

Yard

A part concrete, part hard-core yard space surrounds the sheds offering ample standing for the movement and maneuvering of machinery.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Agricultural Buildings at Mill of Kincardine	
Water	Mains
Electricity	Mains
Council Tax/ Rates	N/A
EPC	N/A

Given the buildings are currently used for agricultural purposes, there are no rates attached to the holding.

DIRECTIONS

Take the B9120 from Laurencekirk towards Fettercairn and just before entering the village, turn right onto the B966. After approximately 1 mile take a left turning signposted towards the Cairn O'Mount/ Banchory. As the road bends to the left, the entrance to Mill of Kincardine is at found on the right.

POST CODE

AB30 1HA

SOLICITORS

Peterkins, 100 Union Street, Aberdeen, AB10 1QR. Tel: 01224 428000

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion to be mutually agreed.

AMC PLC 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, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Ian Hope in our Galbraith Perth Office by:

M: 07968 209543.

Email: ian.hope@galbraithgroup.com

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 Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP.
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. Photographs taken in February 2019.

