

## LAND AT THORNYHILL

LAURENCEKIRK, AB30 1YD



# LAND AT THORNYHILL, LAURENCEKIRK, AB30 1YD

A block of agricultural Grade 2 and 3(2) land

Laurencekirk 5.8 miles ■ Aberdeen 35.5 miles

Acreage 109.91 acres (44.48 hectares)

For Sale as a Whole or in 2 Lots

Lot 1. Offers Over £750,000

Lot 2. Offers Over £50,000

For Sale as a Whole. Offers Over £800,000

## Galbraith

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com



LOCATION

Land at Thornyhill is situated 5.8 miles north of Laurencekirk, and 35.5 miles south of Aberdeen, in the county of Aberdeenshire. The land is located in a desirable area and benefits from a 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 Laurencekirk town centre, take High Street (A937) for 0.5 miles to the A90 roundabout. Take the second exit onto the A90 slip road and continue for 2 miles. Exit towards Fettercairn/B974 and turn left. Follow B974 for 3 miles to Fettercairn, then turn right onto Distillery Road (B966) towards Edzell. After 1 mile, cross the River North Esk and take the first left onto an unclassified road signposted for Balbegno. Continue for 0.5 miles—your destination (AB30 1YD) is on the left.

POST CODE

AB30 1YD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
///channel.units.redouble

SITUATION

The Land at Thornyhill is situated in a sought-after area in the county of Aberdeenshire and benefits from access directly off the public road network. The land extends to 109.91 acres (44.48 hectares) and is currently ploughed, being partially fenced.

The land is surrounded by agricultural land and forestry, sitting approximately 55-65 meters above sea level.

The land is capable of a variety of production-based uses including agriculture, and the area has a well-established supply chain network to support these uses.

DESCRIPTION

The Land at Thornyhill is a block of agricultural land extending to 109.91 acres (44.48 hectares), offering an opportunity for various uses. According to the James Hutton Institute, the land is classified as Grade 2 and 3(2) and is registered for IACS purposes.

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.

METHOD OF SALE

For Sale as a Whole or in 2 Lots.

SPORTINGS

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

MINERALS

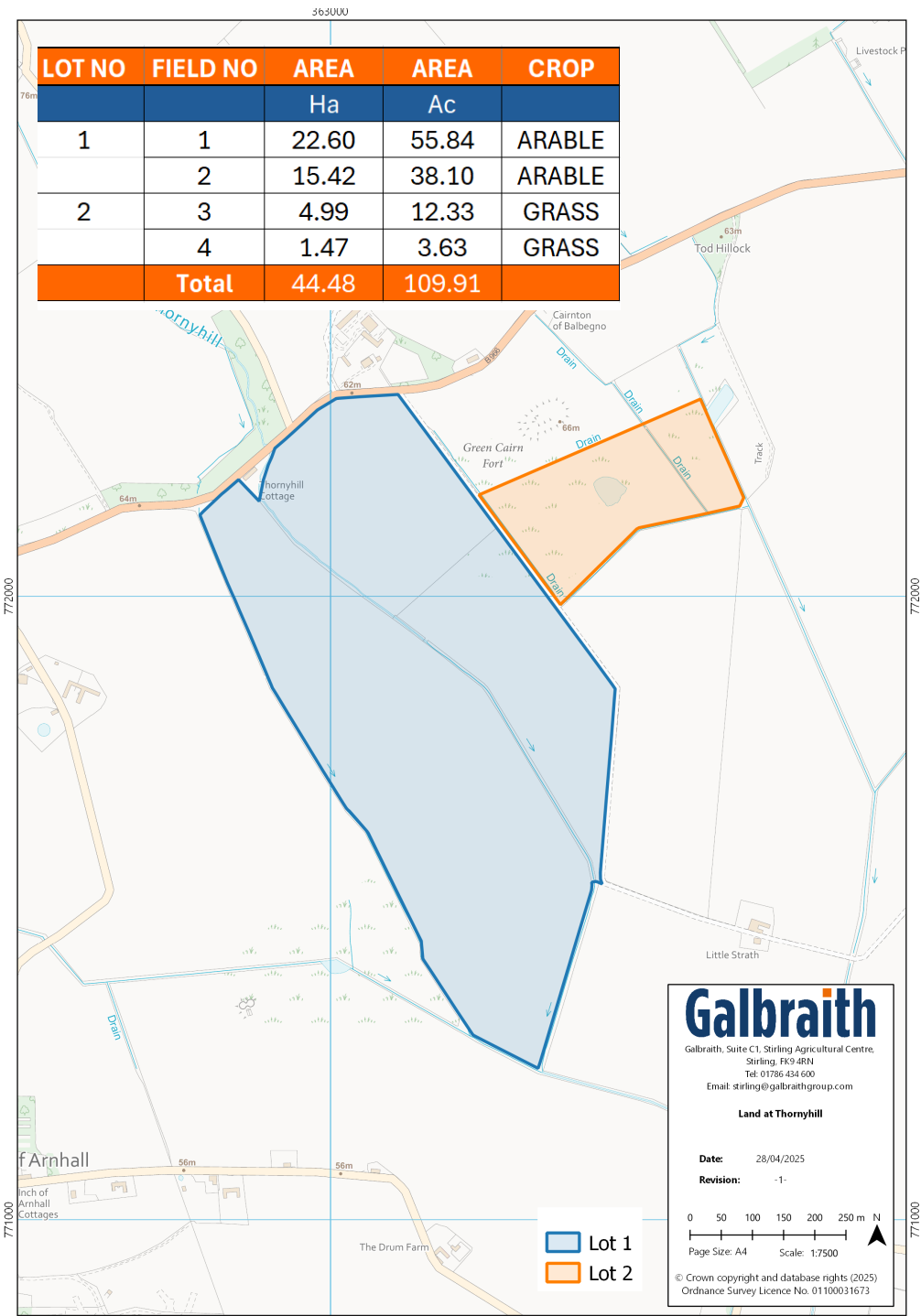
The Mineral Rights are included in the sale, insofar as they are owned.

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 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 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 0800 3899448. Email: [alistair.christie@galbraithgroup.com](mailto: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.

### ACCESS

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

### SERVICES

The land is served by a private 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 February 2025.