

4.86 ha (12 acres) LANDS NEW ABERDOUR



OFFER OVER £50,000

A unique opportunity to acquire 4.86 ha (12 acres) of prime grazing land, located approximately ¼ mile from the Village of New Aberdour. Divided into 2 separate 6 acre fields, bounded by new post and wire fencing, with views looking over rolling countryside to the sea. The top field is entered through a Cattle gate with Cattle loading area and has been recently re-seeded in grass.

SERVICES

There is a private well located on the land which feeds water into a water trough.

GENERAL

If the land was required for building purposes it would up to any purchaser to satisfy themselves and obtain any necessary Planning Consents, as well as install all necessary services.

10 High Street
Turriff
Aberdeenshire AB53 4DS
Legal Post LP2
Tel: (01888) 568950
Fax: (01888) 563031

Anderson House
9-11 Frithside Street
Fraserburgh
Aberdeenshire AB43 9AB
Legal Post LP3
Tel: (01346) 515797
Fax: (01346) 519168

41b Duke Street
Aberdeenshire AB54 8DT
Tel: (01466) 795130
Fax: (01466) 795133

DIRECTIONS

From Fraserburgh take the A98 Banff road for approximately 6 miles. Turn right at crossroads signposted 'New Aberdour 2 miles'. Travel along this road for approximately 1.7 miles and the land is located on the right handside, opposite commercial workshop.

VIEWING

Available for inspection at any time, otherwise by arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.