

## 4.86ha (12 acres) LANDS NEW ABERDOUR



### OFFERS OVER £50,000

A unique opportunity to acquire 4.86ha (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 be up to any purchaser to satisfy themselves and obtain any necessary Planning Consents, as well as install all necessary services.

**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.**