

A wide landscape of rolling hills and fields under a cloudy sky. The foreground is dominated by tall, golden-brown grasses. In the middle ground, there are rolling hills with patches of green and brown vegetation. The background shows more distant hills under a sky filled with soft, white and grey clouds. The overall scene is peaceful and scenic.

Galbraith

LAND AT ESLIE
BANCHORY, ABERDEENSHIRE

LAND AT ESLIE, BANCHORY, ABERDEENSHIRE, AB31 6LD

A block of bare land situated in a sought after area.

Banchory 3.9 miles ■ Aberdeen 18.5 miles

- Two attractive ponds

Acreage 102.03 acres (41.29 hectares)

For Sale As A Whole



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 **OnTheMarket**

LOCATION

The Land at Elsie is situated 3.9 miles south of Banchory, and 18.5 miles south-west of Aberdeen, in the county of Aberdeenshire.

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

When traveling from the centre of Banchory head west on Station Road (A93), following the road signs for Braemar. Turn left onto Dee Street (B974) and continue on the B974 for another 0.6 miles. Take a left turn over a bridge crossing the River Feugh. Once over the river, immediately turn right and follow this road for approximately 1.5 miles. Turn left at the signpost for Elsie. After 1 mile, the land can be found on the right-hand side.

POST CODE

AB31 6LD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///debut.treatment.onwards

SITUATION

The Land at Elsie 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 102.03 acres (41.29 hectares) and is currently in grass, being partially fenced.

The land is surrounded primarily farmland and forestry, sitting approximately 140-160 meters above sea level.

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

DESCRIPTION

The Land at Elsie is a block of bare land, offering an opportunity for various uses. According to the James Hutton Institute the land is classified as Grade 4(1) and 4(2) with some 3(2) and is registered for IACS purposes. The land has historically been managed for livestock grazing though the land lends itself to a wide variety of uses including woodland, agricultural, sporting, natural capital and amenity.

A stone circle lies to the south of the land, as recorded by Historic Environment Scotland under SM977. The scheduled area is 50m in diameter. It is worthy of note that the Land at Elsie also benefits from two attractive ponds which attract a variety of wildlife and birds.

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

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

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 from the public road network.

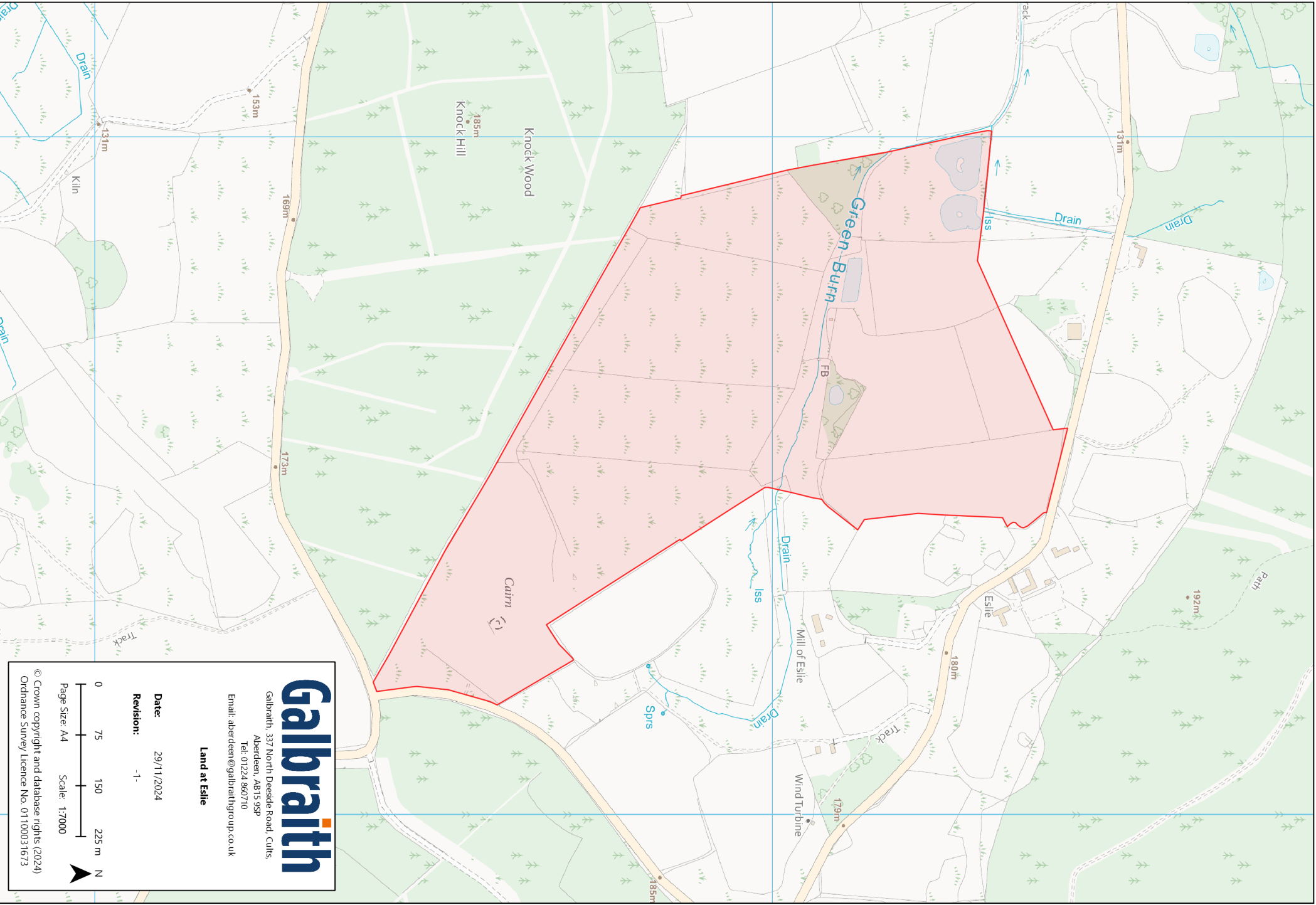
SERVICES


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 November 2024.







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Land at Esile

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