

AUCTION DATE  
4<sup>TH</sup> DECEMBER  
12:30 PM

## ONLINE AUCTION

- LAND FOR SALE
- EXTENDS TO 0.02 ACRES
- FORMER WATER TANK SITE
- RURAL SETTING NEAR INSCH
- AUCTION DATE: 4<sup>TH</sup> DECEMBER 2024 @ 2.30PM
- GUIDE PRICE - £2,000

FOR SALE

**LARGIE DSR, LARGIE FARM, INSCH, AB52 6ND**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) | 01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk) | [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**LOCATION**

The subjects are located in close proximity to the Aberdeenshire town of Insch. Insch lies north west of Inverurie and benefits from access to the A96 road network.

The Largie DSR 1995 site lies to the south of the minor public road, just past Largie Farm, where there is a 2 metre wide surfaced layby at the site for vehicle parking.

**WHAT THREE WORDS: ///ESTUARIES.UNZIPS.BANQUETS****DESCRIPTION**

The subjects comprise a site of approximately 0.02 acres. Within the site is a circular water tank which has fiberglass sides above ground which are built around a metal frame.

Large Farm steading and farmhouse are 200 metres to the east of the site.

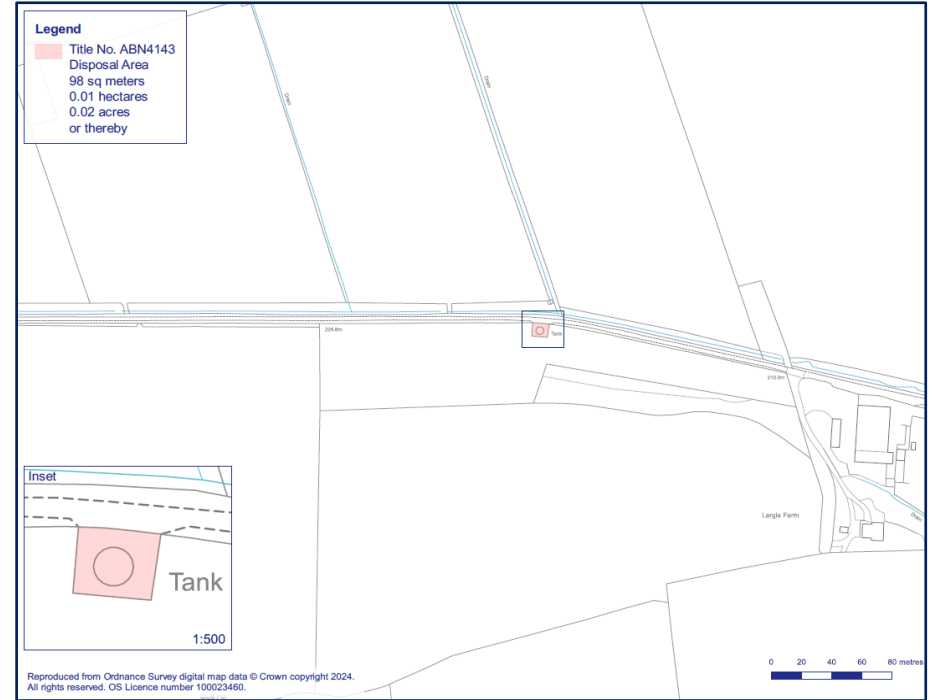
**PLANNING**

The land may be suitable for amenity use or other uses, subject to securing the appropriate planning consent. Enquiries regarding Planning details can be addressed to the local planning authority.

**GUIDE PRICE**

The Guide Price is £2,000.





**RATEABLE VALUE**

Not Applicable.

**ENERGY PERFORMANCE CERTIFICATE**

Not Applicable

**FOR SALE BY UNCONDITIONAL ONLINE AUCTION**

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Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit will be payable.

**LEGAL PACK**

The legal pack is available to view online.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**BUYER FEES**

There are no buyer's fees on this lot.

**NO RESALE CLAUSE**

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

**VAT**

See legal pack

**CONTACT DETAILS****Local Office Contact**

Shona Boyd

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Aberdeen, AB15 4ZN

Tel: 01224 202814

[Shona.Boyd@shepherd.co.uk](mailto:Shona.Boyd@shepherd.co.uk)

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202 800  
**Shona Boyd**, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk), 01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk)

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