

ONLINE AUCTION

- > AUCTION DATE: 4TH DECEMBER 2024 AT 2:30PM
- > 50% OWNERSHIP OF AGRICULTURAL LAND
- > TOTAL SITE AREA APPROX. 6.3 HECTARES (15.57 ACRES)
- > GUIDE PRICE: £15,000

FOR SALE

LAND AT KINELLAR, ABERDEEN AND KIRKTON OF SKENE, WESTHILL, AB32 7BT

CONTACT: Shona Boyd
Melanie Grant

Shona.Boyd@shepherd.co.uk
Melanie.Grant@shepherd.co.uk

01224 202800
01224 202800

www.shepherd.co.uk
www.shepherd.co.uk

On behalf of

King's and Lord
Treasurer's Remembrancer



**LAND AT KINELLAR, ABERDEEN AND
KIRKTON OF SKENE, WESTHILL****LOCATION**

The subjects are located in a rural area of Aberdeenshire approximately 4 miles to the south of the small village of Blackburn and 13 miles east of Aberdeen. Blackburn has a small range of amenities including an industrial estate, primary school, nursing home, post office, community hall and a Co-op foodstore.

The city of Aberdeen offers a wider range of services including shopping, hospitals, universities, colleges and transport by air, rail and road.

Given the rural location of the subjects, public transport links are limited with the closest train stations being Kintore (7 miles) and Dyce (10 miles).

<https://what3words.com/postcard.crafts.saucepan>



For Indicative purposes only

DESCRIPTION

The subjects comprise two adjacent areas of land extending to approximately 6.3 hectares (15.57 acres).

The eastern area is largely covered in shrubland, shrubs and mature trees whereas the western area is covered in more dense woodland and scrub.

The subjects are surrounded by farm land and do not appear to benefit from any services. There are a few residential cottages and farms in the wider vicinity.

Prospective purchasers should satisfy themselves with the extent and accessibility of the subjects by reviewing the Legal Pack relating to his disposal prior to purchase. An indicative Plan is included showing the sites outlined in red.

SHARED OWNERSHIP

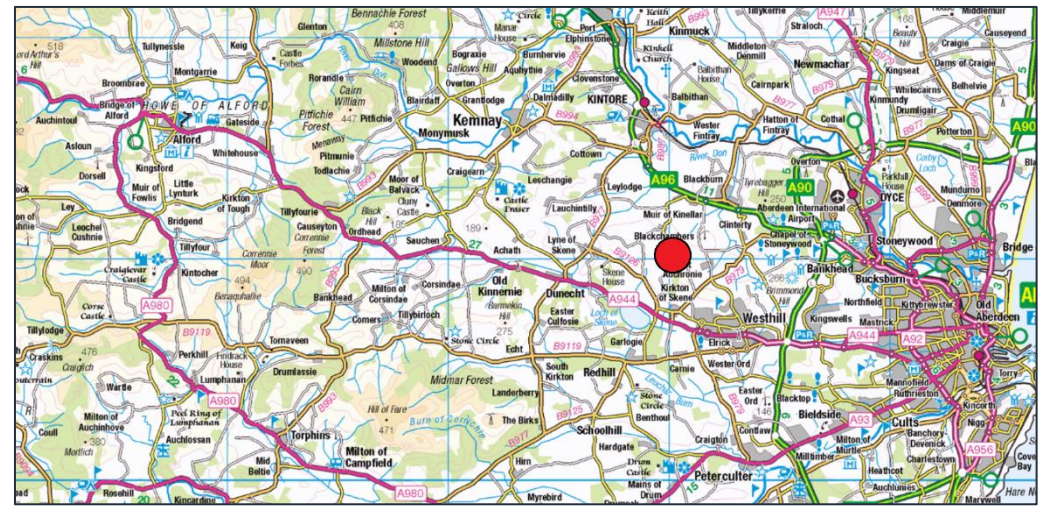
We would remind prospective purchasers that the subjects of sale represent a 50% share in the land described above.

AUCTION DATE

4TH DECEMBER 2024 AT 2:30 PM

www.shepherd.co.uk/commercial-auctions

LAND AT KINELLAR, ABERDEEN AND
KIRKTON OF SKENE, WESTHILL



AUCTION DATE

4TH DECEMBER 2024 AT 2:30 PM

www.shepherd.co.uk/commercial-auctions



AUCTION DATE

The auction will be held on 4th December 2024 and interested parties should register at:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

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 (subject to a minimum deposit of £5,000) will be payable.

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

RATEABLE VALUE

It appears that the subjects are not entered within the current Valuation Roll. Prospective purchasers are advised to make their own enquiries.

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.

LEGAL PACK

The legal pack is available to view online

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupiers(s) will need to provide, as a minimum proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

LAND AT KINELLAR, ABERDEEN AND KIRKTON OF SKENE, WESTHILL**CONTACT DETAILS****Local Office Contact**

Shona Boyd

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202800

Shona.Boyd@shepherd.co.uk

Melanie Grant

35 Queens Road

Aberdeen, AB15 4ZN

Tel: 01224 202800

Melanie.Grant@shepherd.co.uk

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

Shepherd Chartered Surveyors	Shona Boyd	shona.boyd@shepherd.co.uk	01224 202800	www.shepherd.co.uk
	Melanie Grant	melanie.grant@shepherd.co.uk	01224 202800	www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2024**