



## AGRICULTURAL LAND / PADDOCK

- > ATTRACTIVE DEESIDE LOCATION
- > TOTAL SITE AREA: 27 ACRES (10.86 HECTARES)
- > PRICE - £220,000

FOR SALE

**LAND AT SOUTH DEESIDE ROAD, AB31 6BA**

**CONTACT:** Chris Grinyer, [chris.grinyer@shepherd.co.uk](mailto:chris.grinyer@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



### LOCATION

The site can be found on the B9077, otherwise known as South Deeside Road. The site is located around 9 miles west of Aberdeen City Centre and more specifically lies adjacent to a small settlement called Craiglug. South Deeside Road is a popular route along the River Dee which connects Aberdeen to other local towns such as Crathes, Banchory and out towards Ballater and Braemar. The subjects therefore give quick access to the local and national road network.

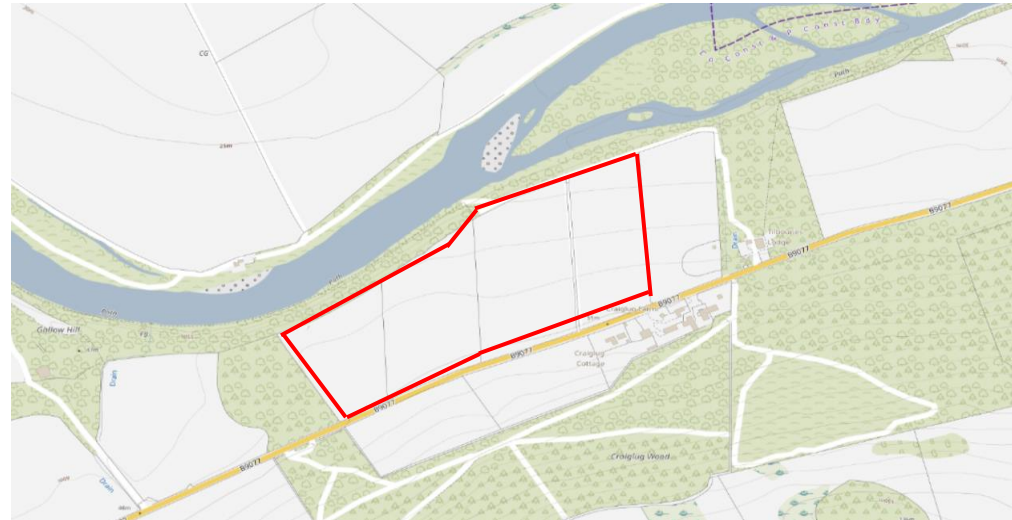
Surrounding the property is predominantly rural in nature to the east and west, with the River Dee being located to the north,

### DESCRIPTION

The site is predominately level, extending to 27 acres (10.86 hectares). The land parcel identifiers and apportioned areas are as follows:

Counter	Land Parcel No.	Hectare
1	NO/80929/97876	2.05
2	NO/81052/97954	2.89
3	NO/81183/98024	3.35
4	NO/81299/98081	2.57

Location via What Three Words: [///units.windmill.reframe](https://units.windmill.reframe)



## PLANNING

The subjects are covered in the Aberdeenshire Local Development Plan as published by the Aberdeenshire council. It will be incumbent for any purchase to satisfy themselves in this respect.

## PRICE

£220,000 is sought for our client's interest in the site.

## RATEABLE VALUE

The subjects are not entered within the current Valuation Roll.

## LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the incoming tenant being responsible for any registration dues, LBTT, etc.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
**Chris Grinyer**, [chris.grinyer@shepherd.co.uk](mailto:chris.grinyer@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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