
Land At Knockorth, Aberchirder, Huntly, AB53 4GN
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Ingram

Introduction

The land at Knockorth extends to about 16.7 ha (41.3 acres) of predominately Class 3.2 with and an area of Class 4.1. It comprises permanent grassland and is stock fenced with access to water for livestock. There is potential for small scale extraction of aggregate for track maintenance use on site from a small borrow pit near the entrance to the land. The access track to the field is shared with two neighbouring fields in third party ownership.

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Field No	LPID	Hectares	Acres
1	NJ/63143/50921	16.72	41.31
Total		16.72	41.31

Sporting
In so far as these rights form part of the property title, they are included within the sale.

IACS
All the farmland is registered for IACS purposes.

Basic Payment Scheme (BPS) 2024
The basic payment entitlements are available for sale by separate negotiation.

Environmental Stipulations
The land is designated as Less Favoured Area (SD). The land is within the Aberdeenshire, Banff, Buchan and Moray Nitrate Vulnerable Zone (NVZ).









Mortgage Finance

Bell Ingram are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals in confidence, please call Sarah Tyson on 01738 621121 or email sarah.tyson@bellingram.co.uk













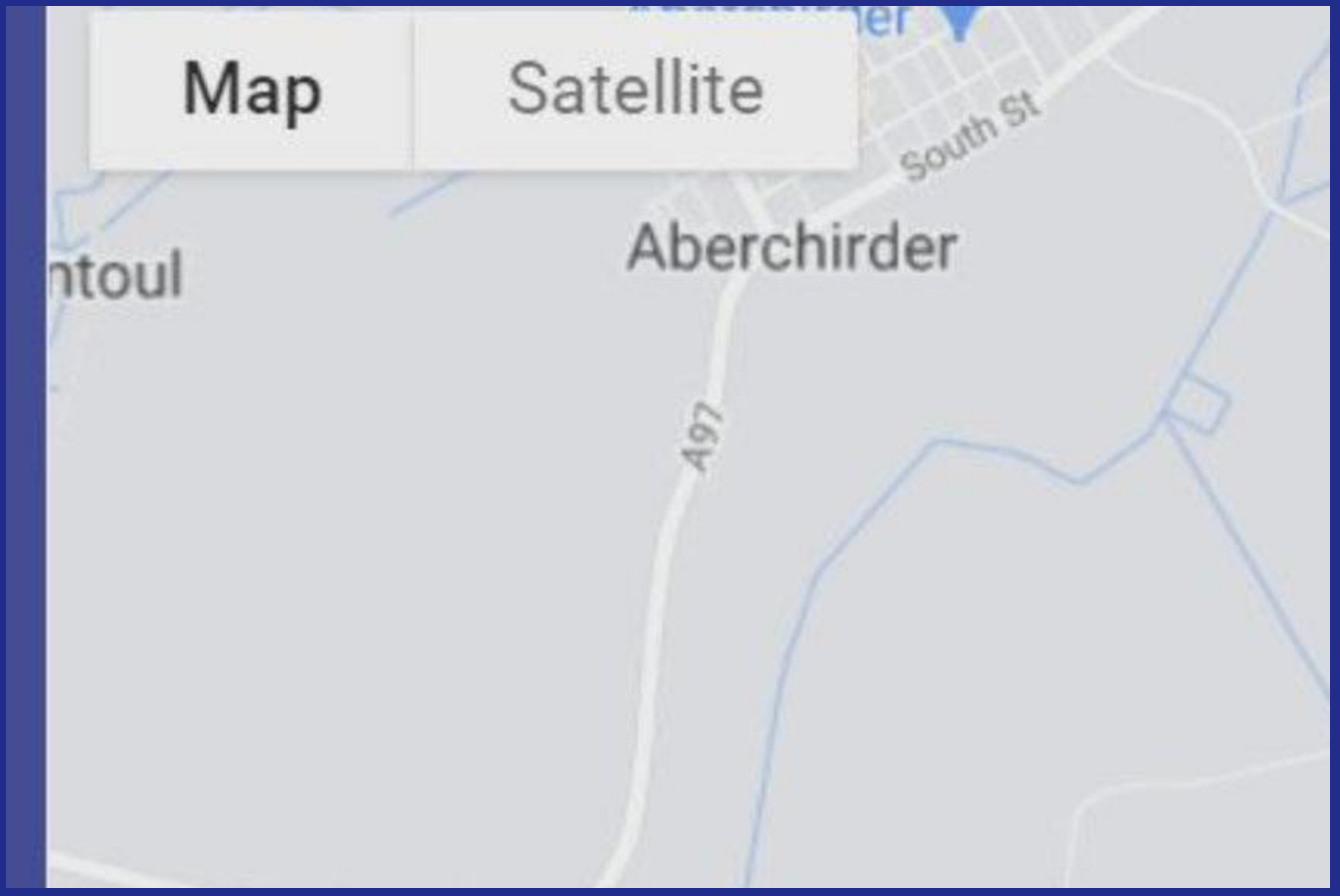
Location

Travel south from the A97 in Aberchirder onto the minor road signposted for Netherdale. Follow the road for about 1.2 miles and the entrance track leading to the land is on your right.
For those using what3words, the entrance is at ///mural.gazette.striving

In an area of farmland and rolling hills, the land lies just to the south of the village of Aberchirder where there are local businesses, shops, and delightful eateries, coming from the village's vibrant community spirit.
Nearby is the town of Turriff which also offers a range of shopping, business and leisure facilities, together with a sports centre with swimming pool, community centre, cottage hospital, primary and secondary schooling.

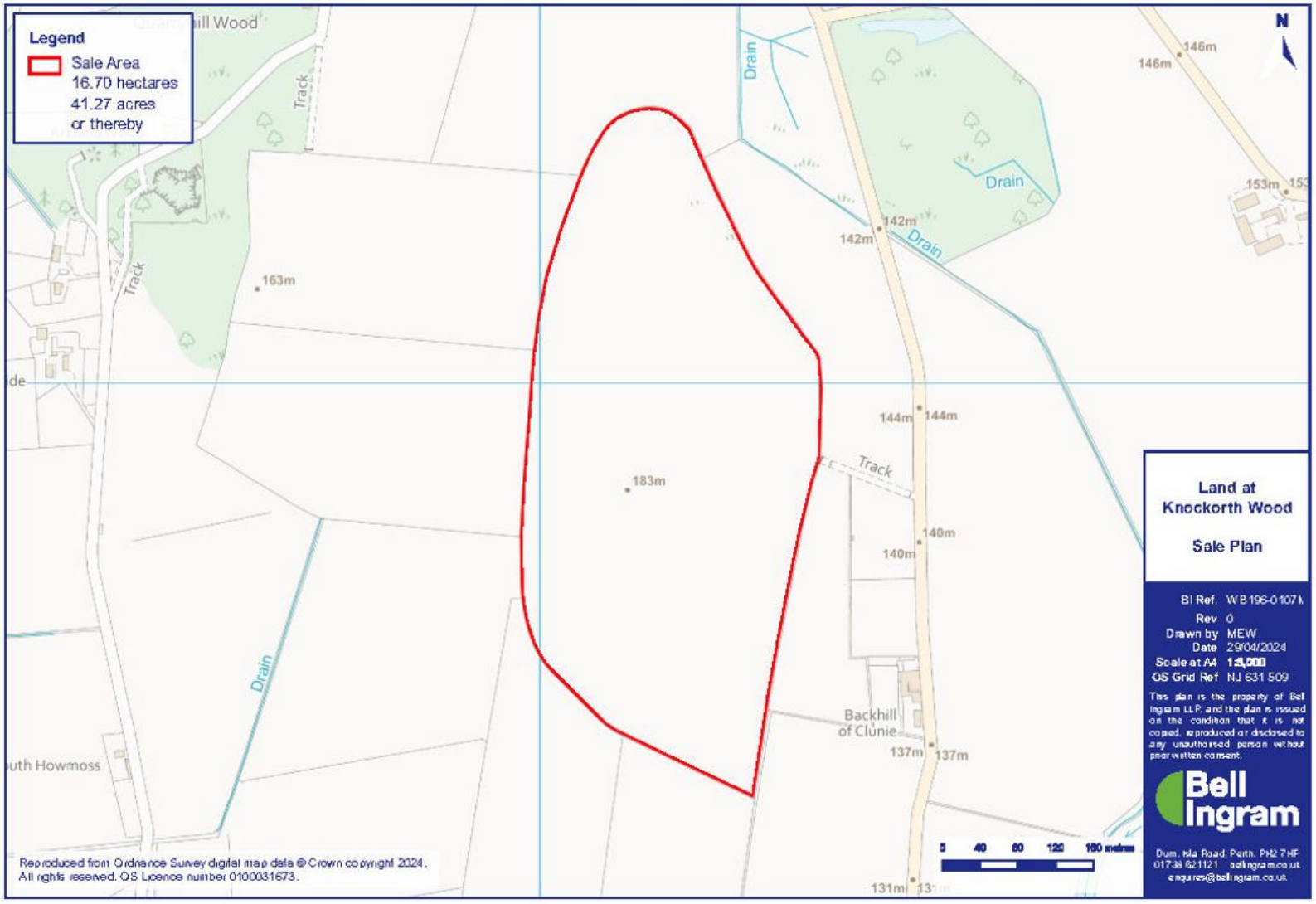
To the southeast is Huntly, an historic town, also with a wide variety of businesses and amenities in addition to many lovely walks nearby, excellent fishing and golf opportunities.

While the surrounding area comprises rolling farmland and open countryside, this part of the northeast of Scotland is also famed for its outdoor pursuits, including walking, mountain biking and golf. Salmon fishing is available on the rivers Deveron, Don, Dee and Spey, while game shooting is another popular sport. The nearby coast offers sailing and sandy beaches. Apart from its rich agricultural heritage, the area is steeped in historical interest, being in the heart of Castle Country.



Plans

16.2ha (41.27 acres)



Details

Tenure
Freehold

Services & Additional Information

Stipulations
A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above the Bank of Scotland base rate. No consignation shall be effectual in avoiding such interest.

Disputes
Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

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