DM HALL

For Sale

Attractive parcel of land and woodlands near Rothienorman extending to 42 Ha (104 acres)



Land at Upper Gariochsford, Upper Gariochsford, Rothienorman, Inverurie AB51 8XU

42.09 Hectares
(104 Acres)

- UNDER OFFER
- 67 acres of arable land
- 37 acres of mature mixed woodland
- Easily accessed

LOCATION

The subjects of sale or located approximately 16 miles north west of Inverurie and 14 miles east of Huntly in the north of Aberdeenshire. The property is accessed from a single farm track with rural surroundings. A rural hamlet of residential properties exists alongside this track at Upper Gariochsford.









DESCRIPTION

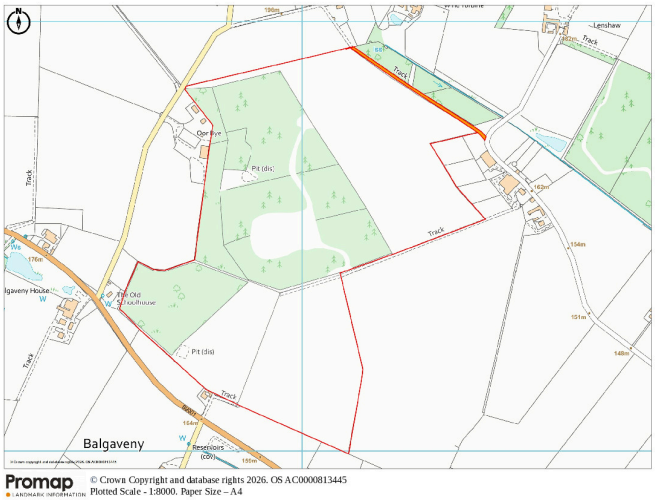
The woodlands have been subject to Scottish Forestry Grant Schemes between 1991 and 1994 and 2004, predominantly with conifers and native broadleaves, complemented by some areas of mixed conifers to provide diversity. The woodland sits within an area offering favourable growing conditions supported by a mild, wet climate and productive soils.

The arable land is in crop, by agreement until October 31st October. Access is permitted over the route shaded brown on the attached plan. Boundaries, where fenced, are predominantly of post and wire. The soil class is 3.2 and the forestry class is F5. A disused quarry lies to the south according to historic maps. The current SEPA maps identify minor areas at risk of surface water flooding. The land lies at approximately 181 metres above sea level. The area is shown on the Meteorological Office Annual Average Rainfall Chart as having rainfall in the region of 912 millimetres per annum.

Mineral rights are included so far as the seller has right thereto. The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. We are not aware of designations impacting the property. Interested parties should carry out their own searches

EPC

EPC exempt - No building present



Property Plan 2

Property Plan 3

PRICE

Offers from £450,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

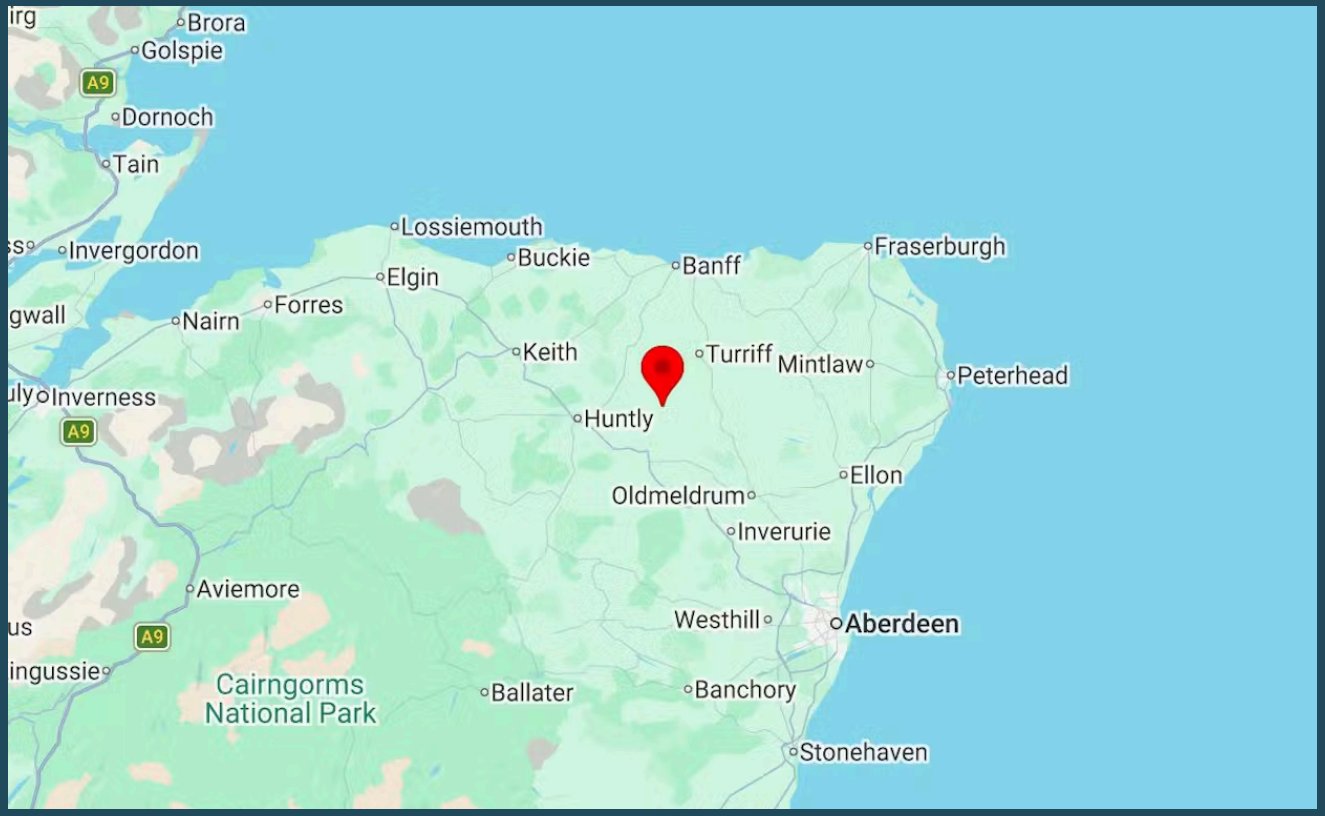
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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DM HALL

Regulated by RICS



Make an enquiry

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