

**BAIRD  
LUMSDEN**

Land at South Folds Farm,  
By Balmedie,  
Aberdeenshire, AB23 8YY.

**DM HALL**  
CHARTERED SURVEYORS



# Particulars of Sale

Aberdeen 8 miles, Inverness 102 miles, Edinburgh 140 miles & Glasgow 158 miles.

Potential development sites being promoted for inclusion in the next Aberdeenshire Council local plan. Approximately 50.73 acres (20.53 Ha) or thereby.

## DESCRIPTION

The sites lie on the south west boundary of Balmedie. The revised road network provides frontage onto the B977 and easy access onto the A90. The sites are ideally placed for commuter links to Aberdeen.

The land is in agricultural use with a seasonal grazing tenancy. The tenancy can easily be ended to provide full vacant possession.

At present there is no zoning or planning permission for the site. The neighbouring fields are all identified as potential development sites in the present draft local plan. The vendors are willing to consider exclusivity agreements or options for the sites so their planning potential can be fully explored.

Offers to purchase are invited subject to the undernoted conditions:

1. A minimum price mechanism after deduction of abnormal costs.
2. A long stop date for the purchaser's due diligence regarding servicing the site, ground conditions, access and submission of a planning application.
3. Date of entry and completion of the purchase will be 21 days from the grant of a satisfactory planning consent.
4. Payment of the vendors agency and legal costs.
5. An option payment of £25,000.
6. An abortive fee of £5,000 payable if the purchaser decides not to exercise their right to purchase at the end of the option agreement.



## GENERAL INFORMATION

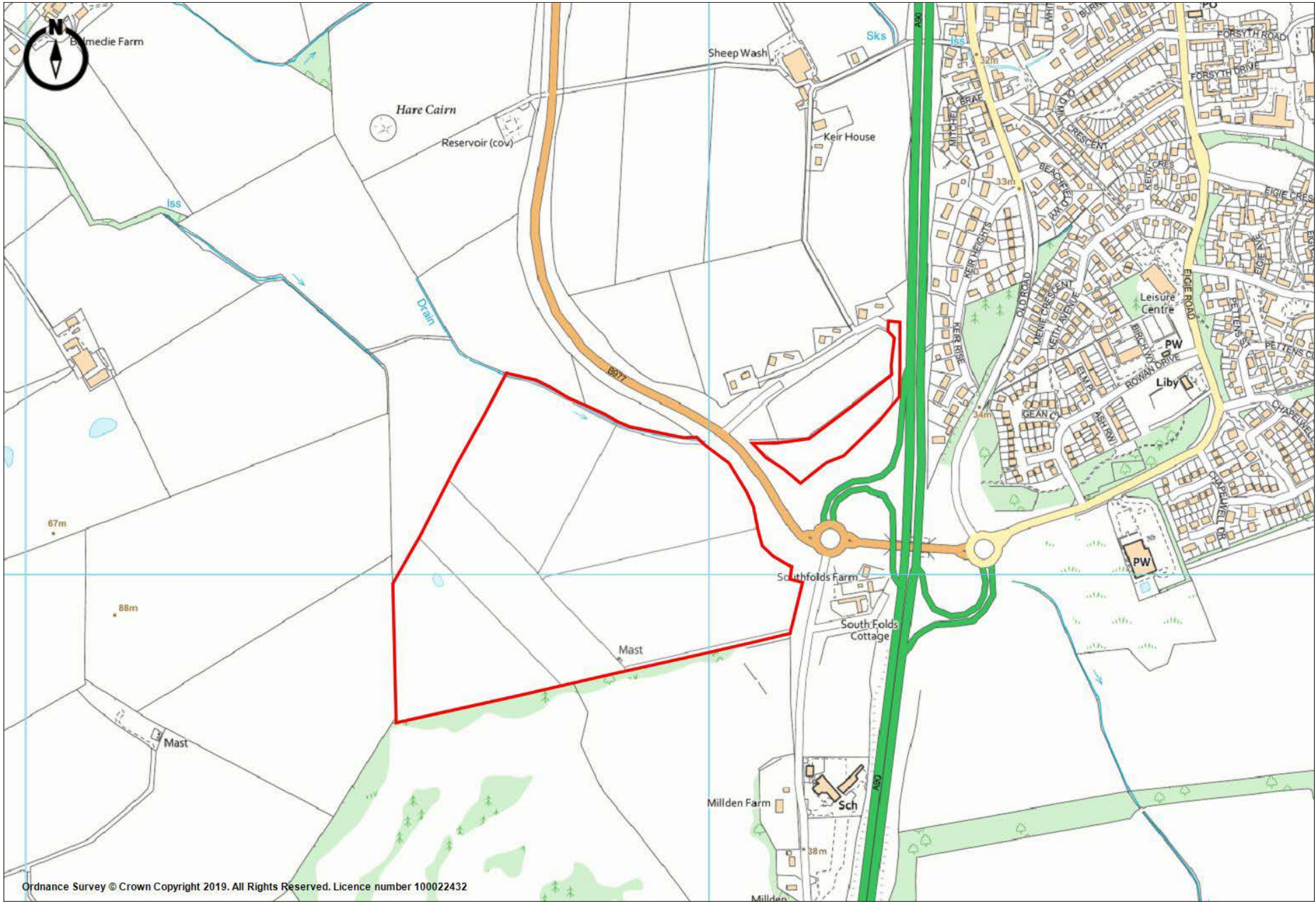
### LOCAL AUTHORITY

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB. Tel 03456-081204.

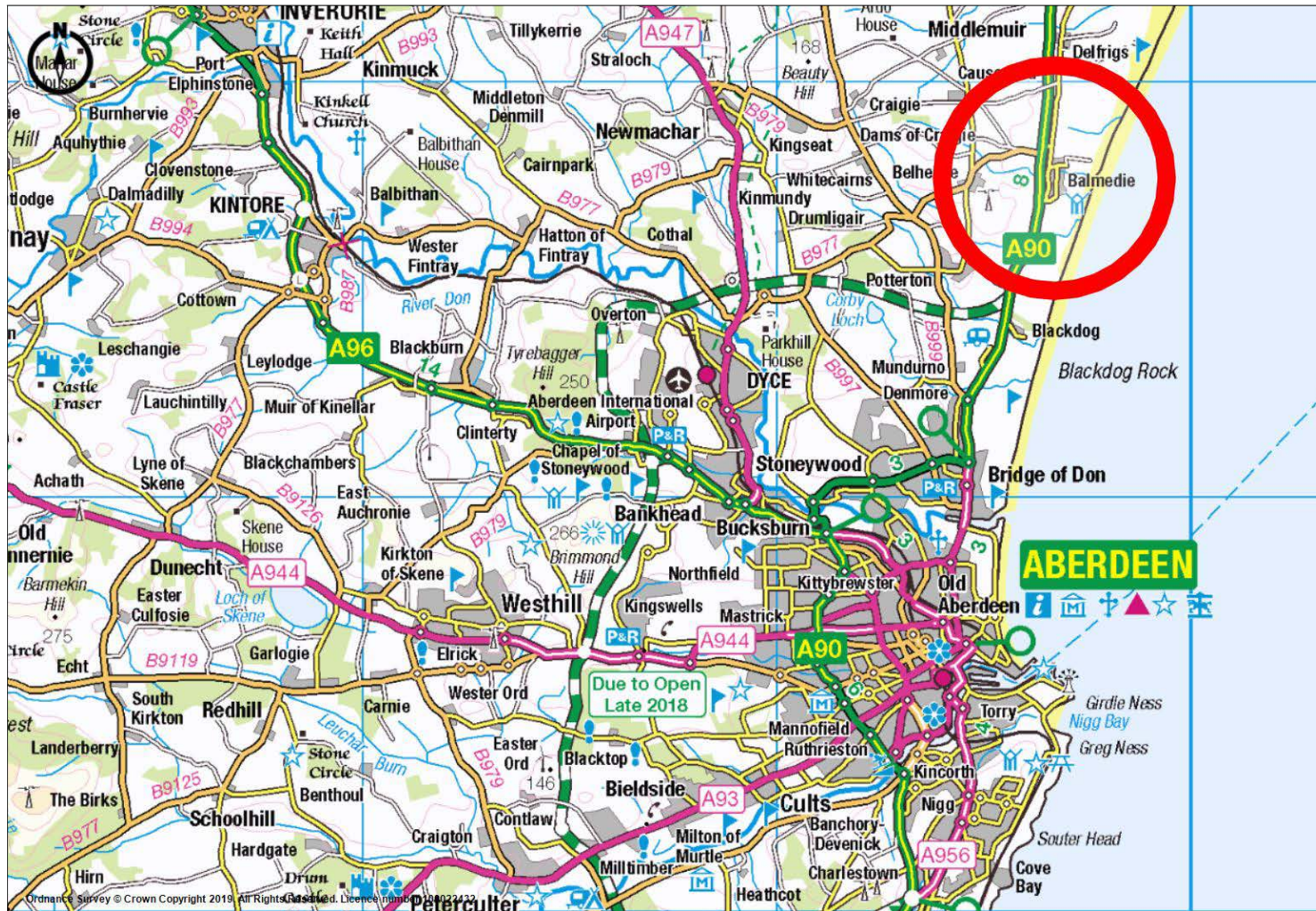
### VIEWING

By appointment through the selling agents. Contact DM Hall Baird Lumsden on 01786-833800. info@dmhbl.co.uk

Particulars and photos prepared May 2019.



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**Promapv2**  
 LANDMARK INFORMATION

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#### PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property.

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#### Selling Agents

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