

Offers
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media
This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.zoopla.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

Misrepresentations
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise

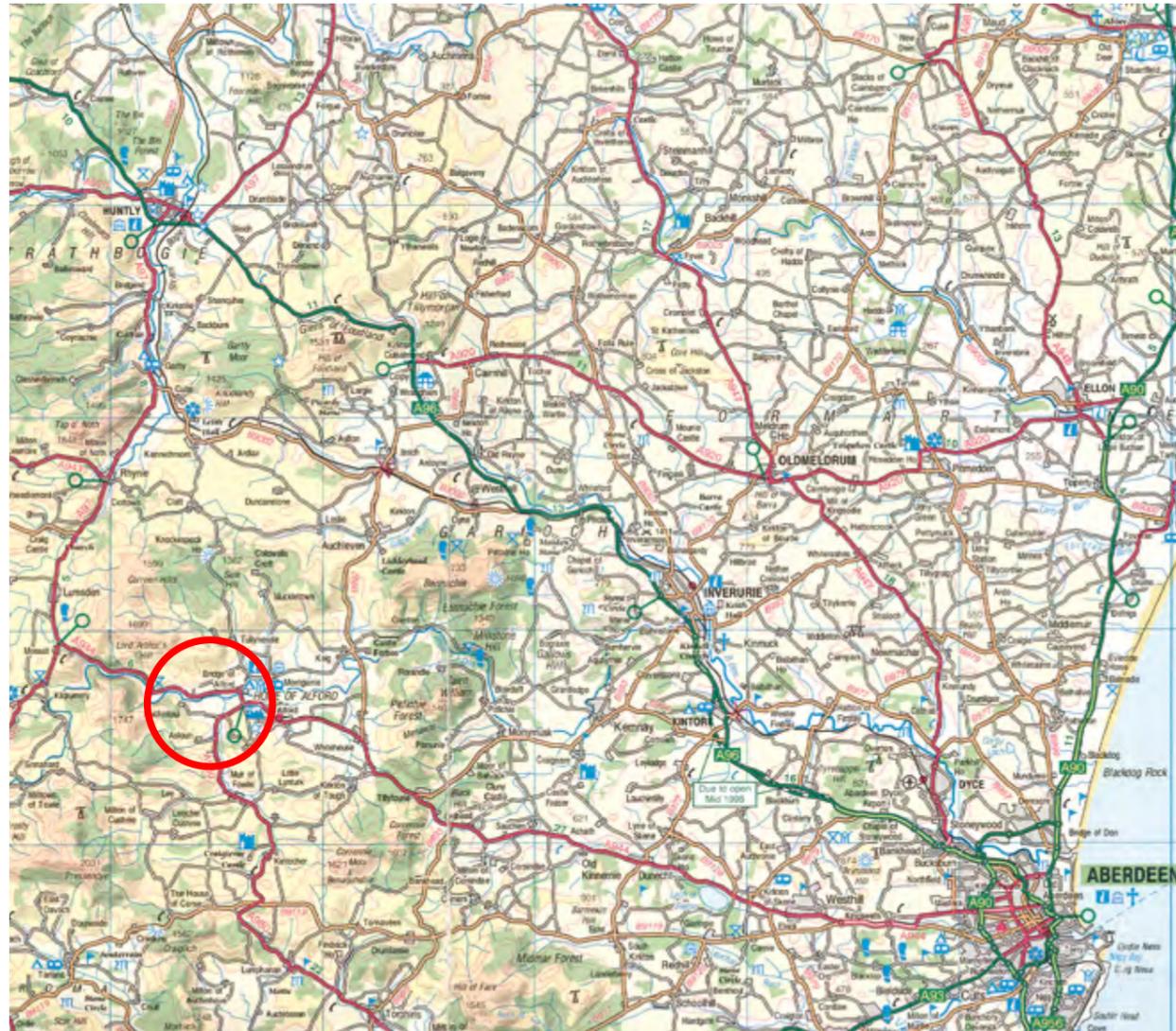
and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice
Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



RESIDENTIAL DEVELOPMENT PLOT

BREDA HOME FARM | BY ALFORD | ABERDEENSHIRE



11 Wemyss Place,
Edinburgh, EH3 6DH
0131 220 4160
mail@rettie.co.uk
www.rettie.co.uk

Edinburgh
Glasgow
Melrose
St Andrews
Berwick Upon Tweed
Newcastle Upon Tyne
London

Proof and Source of Funds/Anti Money Laundering
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

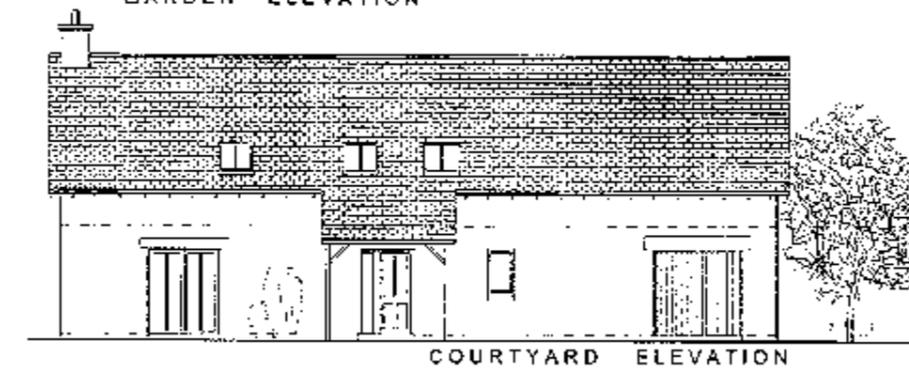
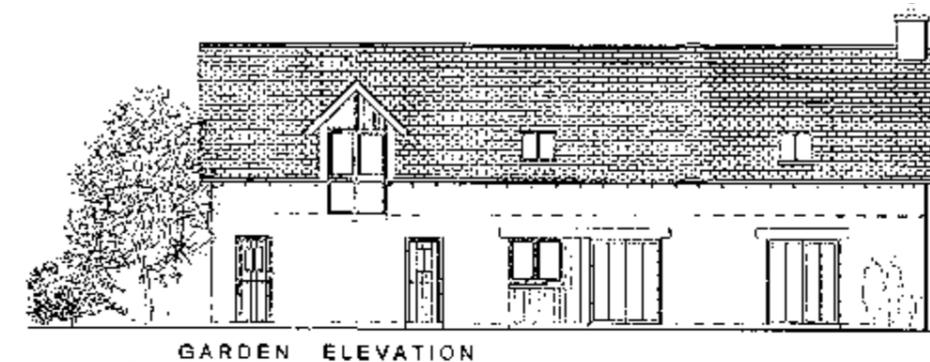
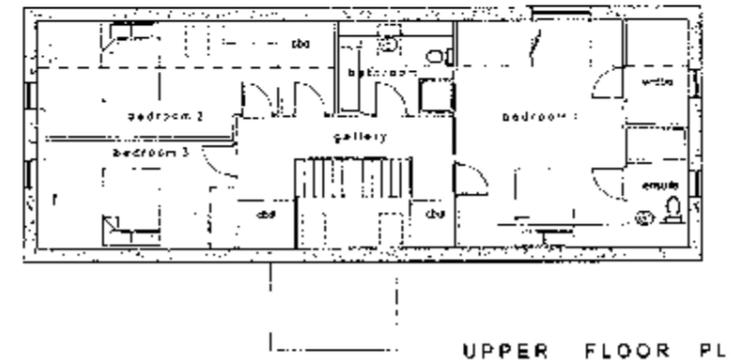
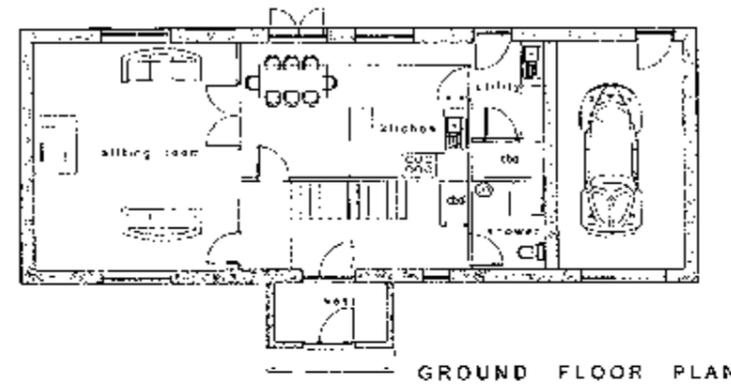
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



RESIDENTIAL DEVELOPMENT PLOT BREDA HOME FARM BY ALFORD ABERDEENSHIRE

Rare opportunity to purchase a large residential building plot on a beautiful prestigious Highland Estate.

The plot is suitable for a large dwelling or if desired up to three smaller dwellings. It has full planning consent in perpetuity (App/2012/2963) and extends to approximately 0.6 acres.



SITUATION

The plot is a very desirable Rural Residential Site within an existing community of bespoke homes within the mature landscape of the Breda House Policies. This is a level, recently cleared site previously occupied by modern farm buildings. The site is accessed via a tarmac road and mains water and electricity services are on site.

The residential site offers the opportunity to enable those who wish to build their own contemporary home in the countryside a change of lifestyle, to work from home. Broadband connectivity is good.

GENERAL DESCRIPTION

The site's quiet location belies its accessibility for Breda Estate is just 3 hours drive from Edinburgh/Glasgow, 40 minutes from Aberdeen City & railway station, some 25 minutes from both the Westhill (Oil & Gas Industry hub) and Aberdeen (Dyce) Airport. Royal Deeside and the Cairngorm National Park are nearby with skiing at The Lecht Ski Centre and the beaches & sailing on the North Coast within easy reach. There are numerous golf courses in North East Scotland.

From the site there is easy access to a maintained walk within the estate along the banks of the River Don. The 'Right to Roam' facilitates entry into the Estate's pathways and tracts, the naturally regenerating birch woodlands on Breda Hill and the Caledonian Pine forest with its ancient trees. The magic of Breda Estate would support a different way of being for those who wish to create their own healthier way of living, their own 'new normal'.

The small town of Alford has a large rural catchment area and, consequently, has a good range of services. In addition, there is a good range of local shops, a supermarket, the Alford Heritage Centre, the

Grampian Transport Museum, as well as a swimming pool, public library, and golf course. The primary and secondary schools were built in 2015 as part of the wider Alford Community Campus which acts as a hub for the local community. There is free transport for primary and secondary school children between the Campus and the estate.

PLANNING

Further details in relation to planning are available on request from the selling agents or, alternatively, can be obtained online at www.aberdeenshire.gov.uk.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Directions

From Alford, head westwards on the A944 for about half a mile to its junction of the A980. Continue on to the A980 for a further half mile or so before turning right onto the minor public road for a short distance after the stone-built bridge. Thereafter turn right onto the private road leading to the site which is on your left after about 200 yards.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is AB33 8NN.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Local Authority

Aberdeenshire Council, Area Office, School Road, Alford, AB33 8GY.

