

# CLUNY ESTATE AGENTS

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## Land at Ryeriggs Keith AB55 6RB



We are pleased to offer for sale this Grade 4(1) grazing land at Ryeriggs, Fochabers, which is suited to rotational cropping and covers an area of around 8.119 hectares (20.062 acres)

**GRADE 4(1) GRAZING LAND**

**8.119 HECTARES (20.062 ACRES)**

**210 METRES ABOVE SEA LEVEL**

**GRID REF: NJ 39975 55662**

**NEW ACCESS TO BE PROVIDED  
BY THE PURCHASER**

**PRICE SUBJECT TO THE ADDITION OF  
VAT**

**Offers Over  
£60,270**

Price subject to VAT

E799

This area of grazing land is grade 4(1) and is suited to rotational cropping but, due to limitations, grass forms the main element of any rotation.

The land sits 210 metres above sea level at Grid Reference: NJ 39975 55662 and covers an area of around 8.119 hectares (20.062 acres).

New access (if required by the purchaser) would need to be installed at their own cost and subject to obtaining the necessary planning consents.

Please note the price is subject to the addition of VAT





**Viewing**

Strictly by appointment only through Cluny Estate Agents (01463) 215126.

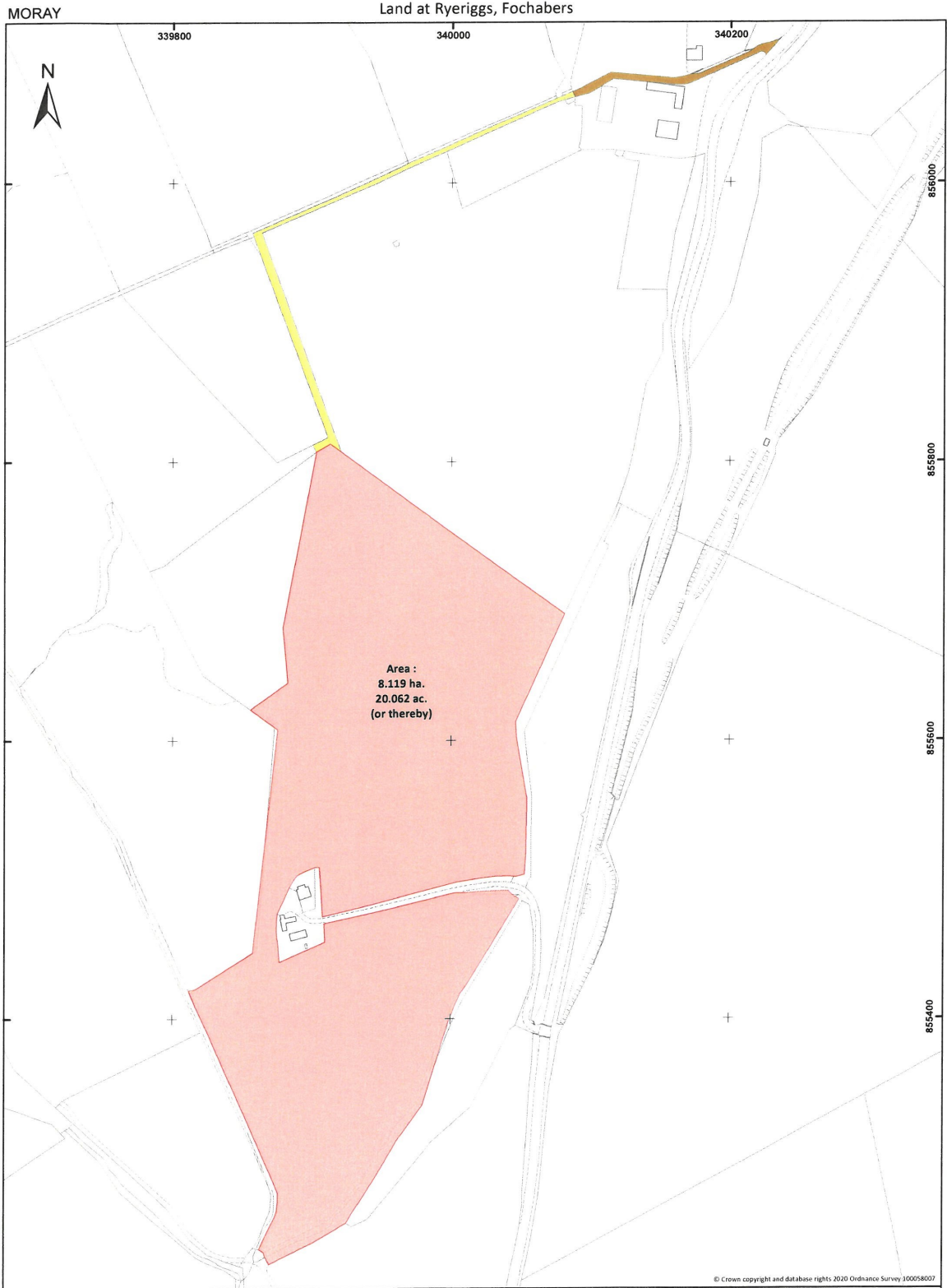
**Offers**

Offers must be submitted on forms available from Savills (01343) 823000. The Offer Form used incorporates Crown Estate Scotland's general and specific sale conditions. Anyone who intends to offer should contact the selling agents to obtain the standard Offer Form.


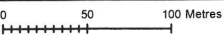
**Date of Entry**

Entry will be granted six weeks after the date of acceptance of the formal offer.

**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



THIS IS THE PLAN REFERRED TO IN THE FOREGOING DISPOSITION DATED

 <b>Crown Estate Scotland</b> Oighreachd a' Chrùin Alba	Crown Estate Scotland	Scale: 1:2,500 @A3	Coordinate System: British National Grid
	6 Bell's Brae	Date: 20/11/2020	Datum: OSGB 1936
	Edinburgh	Author: david.vinten	0 50 100 Metres
	EH4 3BJ	Reference: 0016007	

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.