



**Peter Graham & Associates**  
— CHARTERED SURVEYORS —

**ARABLE LAND  
WESTER OLDTOWN, ROSEISLE,  
ELGIN, IV30 5YD**



**193.6 acres (78.36 hectares) bare arable land with 3.8 acres (1.55 hectares) of shelter belts.**

**Land classified 3.2**

Elgin – 6.5 miles

Inverness - 36 miles

Roseisle – 0.5 Miles

[www.petergassoc.co.uk](http://www.petergassoc.co.uk)

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# WESTER OLDTOWN ROSEISLE, ELGIN, IV30 5YD

## Introduction

This is an opportunity to purchase 193.6 acres (78.36 hectares) of bare arable land and 3.8 acres (1.55 hectares) of shelterbelts.

## Situation

The land is situated 6.5 miles from Elgin in Moray.

## Directions

Leaving Elgin on the A96 towards Inverness after 2.8 miles turn right onto the B9013, after 2.8 miles turn right in the College of Roseisle after 0.4 miles turn left towards Cummington. Follow this road for approximately 0.5 mile and the access to the land is on the left.

## Description

193.6 acres of south facing arable land and 3.8 acres of woodland shelter belts. The Land is classified by Macaulay Institute as Land Capability 3.2. The block of land is divided into eight fields and 3 shelter belts. The land is accessed from the public road and the fields are all accessed from a good hardcore track which runs through the property. All fields are currently in stubble. There will be no ingoing valuations payable in respect of these fields.

## Access

Wester Oldtown is accessed from the public road and there is a private access road providing access to all fields. The purchaser will be granted a servitude right of access over the access, and maintenance will be on a user basis.

## Fencing

There is no internal fencing.

## Wayleaves

All wayleaves are included in the sale.

## Viewing

Strictly by appointment with the Selling Agents Peter Graham and Associates 01343 862969.

## Closing Date

A closing date may be fixed and prospective Purchasers are advised to register their interest with the Selling Agents. Prospective Purchasers should note that unless their interest in the property is registered, no guarantee can be given that notice of a closing date will be advised and consequently the property may be sold without notice.

## Deposit

A deposit of 10% of the purchase price will become payable to the Seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may have taken entry. If the Purchaser fails to make payment within 14 days of the entry date with all accrued interest, the Seller shall be entitled to resile from the missives and to resell the property without prejudice to their rights to recover from the prospective Purchaser any loss incurred.

## Local Authority

Moray Council, Council Offices, High Street, Elgin, Moray, IV30 1BX Tel: 01343 563000

## Agent's Note

For clarification we wish to inform prospective Purchasers that we have prepared these sales particulars as a general guide. If communications, condition of the property, situation or other such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

These particulars do not constitute an offer or contract or part thereof. Peter Graham & Associates do not make or give either in these particulars or during negotiations or otherwise, any warranty or representation whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any omission, error or mis-statement in these particulars.