

**Clovenstone Farm, Plot 1,**

Kintore, Inverurie, AB51 0YH

Price Over

**£20,000**



**Contact Seller**

Mr Strachan  
07881 494736

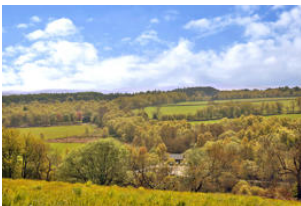
**Contact Solicitor**


Mackinnons  
379 North Deeside Road, Cults  
Aberdeen  
AB15 9SX


01224 868687

[property@mackinnons.com](mailto:property@mackinnons.com)

<http://www.mackinnons.com>



  
Coming soon

  
Coming soon

**Features**



Dev. opp



Land

**Description**

Extending to 0.533 acres approximately and on a south facing elevated site this property offers a unique opportunity to acquire a modestly sized area of agricultural land in the heart of Aberdeenshire.

Possible use as a secure dog exercise area or areas. In response to a Pre Application Advice Request, Aberdeenshire Council have indicated a broad measure of approval for the use of the site for two secure dog exercise areas. A copy of the report can be made available to interested parties.

Offers Over £20,000 or £12,000 for each dog exercise area.

Purchasers will be required to carry out stock proof fencing on boundaries presently undefined.

Purchasers will also be obliged to enter into a formal Agreement with the sellers to allow the sellers to have a share in any uplift in value arising out of the granting of planning permission for residential or commercial development on any lot.

The area is well served by the popular and expanding village of Kintore and the bustling farming town of Inverurie. Thainstone Agricultural Mart and Thainstone House Hotel are less than a mile away as is the A96 dual carriageway to the city of Aberdeen and its airport at Dyce providing excellent transport connections.

## Location

A96 – less than 1 mile away

Thainstone Auction Mart – less than 1 mile away

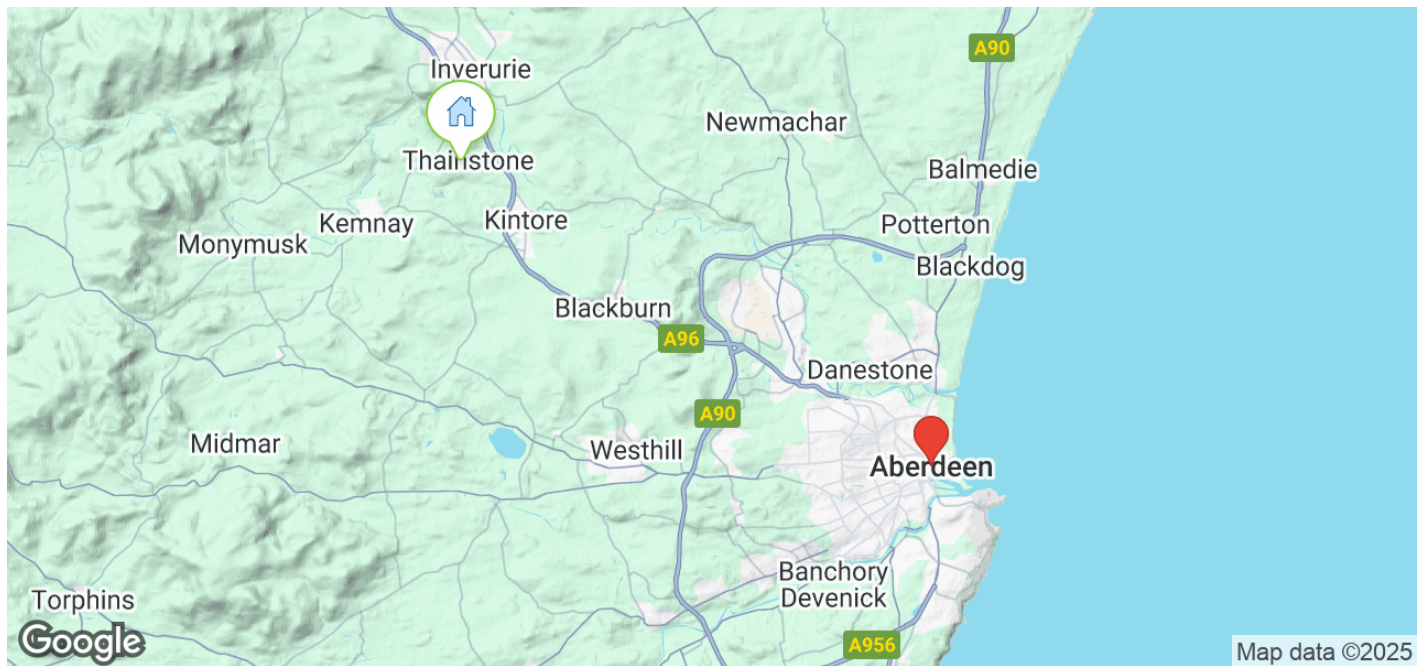
Kintore – 2 miles

Kemnay – 2.5 miles

Inverurie – 3 miles

Aberdeen – 21 miles

(all distances approximate)



## Photo gallery



## **View this property here**

<https://www.aspc.co.uk/search/property/299734/Clovenstone-Farm--Plot-1/Inverurie/>

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