



Land & Building at Cairnieburn, Netherley, Stonehaven, AB39 3QR

Block of land extending to 6 hectares (15 acres) or thereby together with versatile agricultural building, in a sought-after and accessible location.

Offers Over
£160,000



Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

anestates.co.uk estates@anmgroup.co.uk **01467 623800**



Enjoying a rural setting in a sought-after location, this compact block of land with versatile building is ideally suited for agricultural and rural activities, whilst also offering further development opportunities subject to necessary consents. Located less than 2 miles from the Bogenraith Equestrian Centre, the property also has excellent equestrian potential. The property benefits from roadside access and is conveniently located a short distance from the B979, within easy reach of Aberdeen and Stonehaven.

The land extends to 6 hectares (15 acres) or thereby and is split into three fields, presently down to grass providing quality grazing and silage. The land is classified as Grade 3(2) by the James Hutton Institute, capable of productive grass and arable production. The land is stockproof fenced and waterings are provided from the burn on the north boundary.

The steel portal frame agricultural building measures c. 30m x 10m and is divided into two internal sections and an open barn area. The building provides excellent storage and workshop space however can be used for livestock or adapted for other purposes, subject to obtaining necessary consent. There is a good-sized hardstanding yard area and gated access from the public road. The shed is not presently connected to services however water is available via rainwater collection to storage tanks and services are understood to be available nearby.

Additional land to the north of the property may be available for sale by separate negotiation.

Entry:

By arrangement January 2026

Note:

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Offers:

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork.

Servitude Rights, Burdens and Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

///daffodils.shining.fades



To view this property or for further information, please contact our agent:

Aileen Minty MRICS FAAV

01467 623800

Date of publication September 2025 Photographs taken September 2025



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.