



Land at Eslie, Banchory, AB31 6LD

Land at Eslie

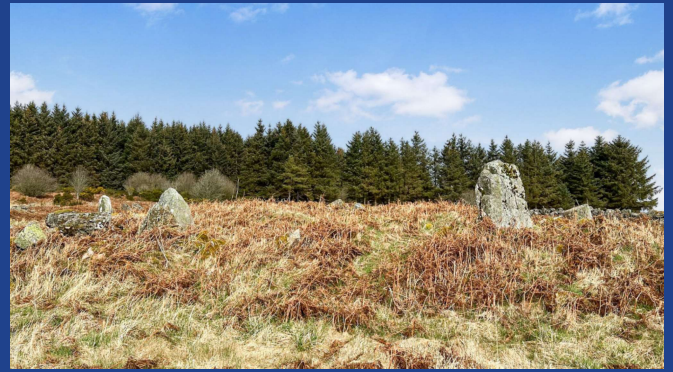
Useful block of agricultural land extending to 4.25 hectares (10.5 acres) or thereby.
Suitable for grazing and includes the "Eslie The Lesser" Stone Circle.

Offers Over
£40,000



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

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



The land at Eslie comprises primarily of two IACS-registered field parcels extending to an area of 4.05 Hectares (10 acres) or thereby in total. There is an additional 0.2 Hectares (0.5 acres) of land which makes up the remainder of the title area for sale. The breakdown of the field parcels are as follows:

Field	Field Identifier	Ha	Acres
1	NO/72189/92237	1.45	3.58
2	NO/72194/92097	2.60	6.42
3 (pt)	NO/71947/92291	0.12	0.30
4 (pt)	NO/71958/93245	0.05	0.12

The land slopes gently in a south to south-westerly direction, lying at an altitude of approximately 185 to 200 metres above sea level. The land is classified as mostly grade 4(1) by the James Hutton Institute, with the north-western portion of the land being classed as grade 4(2).

The land provides good livestock and equestrian grazing, as well as for other agricultural uses, having been utilised for livestock grazing and hay making in recent years. In addition, the land benefits from water troughs and is fully fenced.

The Eslie Stone Circle, designated as a Scheduled Monument, is set within field 1. It is also known as "Eslie the Lesser", with "Eslie the Greater" located about half a mile to the south-west.

The southern-most field benefits from direct roadside access to the unclassified public road serving the local area. The subjects are situated in a convenient location, with the A957 'Slug Road' between Crathes and Stonehaven being located just two miles to the east. In addition, the settlements of Strachan and Banchory, along with good road links to the south and west, are located a few miles to the west and north-west respectively.

Entry:

By arrangement

Mineral Rights & Sporting Rights:

Included in the sale, insofar as they are owned.

BPS Entitlements:

BPS Entitlements are not included in the sale. Fields 1 & 2 BPS Region 1, field 3 BPS Region 2. LFA SD.

Offers:

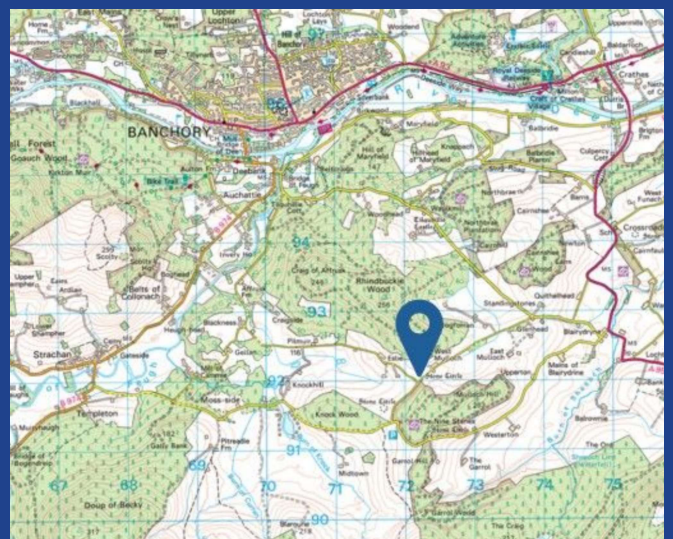
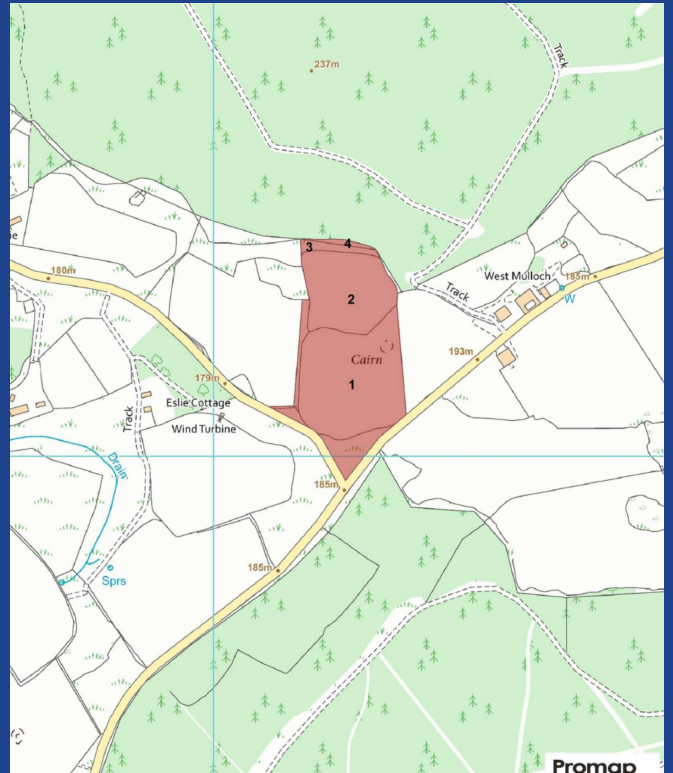
Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork.

Local Authority:

Aberdeenshire Council, Viewmount, Arduthie Road, Stonehaven. AB39 2DQ

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.



perplexed.model.composts



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

James Presly MRICS FAAV

01467 623800

Date of publication April 2025

Photographs taken March 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.