



Land at North Deeside Road, Kincardine O'Neil

Land at North Deeside Road

Productive Grade 3.2 south facing agricultural land extending to 2.39 acres or thereby with roadside access off the A93, for sale as a whole or in 2 lots.

Lot 1 - Land at North Deeside Road, Kincardine O'Neil - Offers Over £15,000

Lot 2 - Land at North Deeside Road, Kincardine O'Neil - Offers Over £10,000

Offers Over
£25,000



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

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



Description

The land at Kincardine O'Neil is situated in a productive and accessible agricultural area close to both Aboyne and Banchory, the land lies adjacent to the A93, providing good access links to nearby towns and Aberdeen City.

Lot 1

Measures 2.06 acres or thereby (shaded purple), offering opportunity for grazing land with access from the north of the field (shaded blue outlined in yellow). Previously used for livestock and taking cuts of silage/hay, the field is well suited to supplement local farms and or provide accessible grazing for equestrian purposes.

Lot 2

Extends to 0.33 acres (shaded red) and is available with access from the south east (shaded blue). The access passes Kincardine O'Neil school and a private house (The Orchard) who also have a right of access across the road.

Entry

By agreement

Offers

Offers should be submitted in full Scottish legal terms and be forwarded to this office.

Local Authority

Aberdeenshire Council, Bellwood Road, Town Centre, Aboyne, AB34 5GW

Services

Services are understood to be available close by.

Stipulations

Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Note

Prospective purchasers should note that unless their interest 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. Viewers or interested parties should also ensure that appropriate care and attention be taken during any visit, with particular attention paid to working yards, farm buildings and any livestock.

///grass.contracts.recorder



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

Date of publication October 2025 Photographs taken June 2024



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