
FOR SALE
Land at Fetteresso
Stonehaven, Aberdeenshire, AB39 3UR
DAVIDSON
&ROBERTSON
THE RURAL EXPERTS

Land at Fetteresso

Stonehaven
Aberdeenshire
AB39 3UR

A unique opportunity to acquire a site comprising of approximately 6.75 acres of bare land with extensive potential to suit any buyer.

Situation

The Land at Fetteresso is situated near Stonehaven in Aberdeenshire, an established agricultural area renowned for its productive farmland and attractive rural setting. The property occupies a convenient location approximately 1.8 miles west of the market town of Stonehaven and 19 miles south of Aberdeen, providing access to a wide range of agricultural services, merchants and markets.

Access

Access can be found using the What3words app:

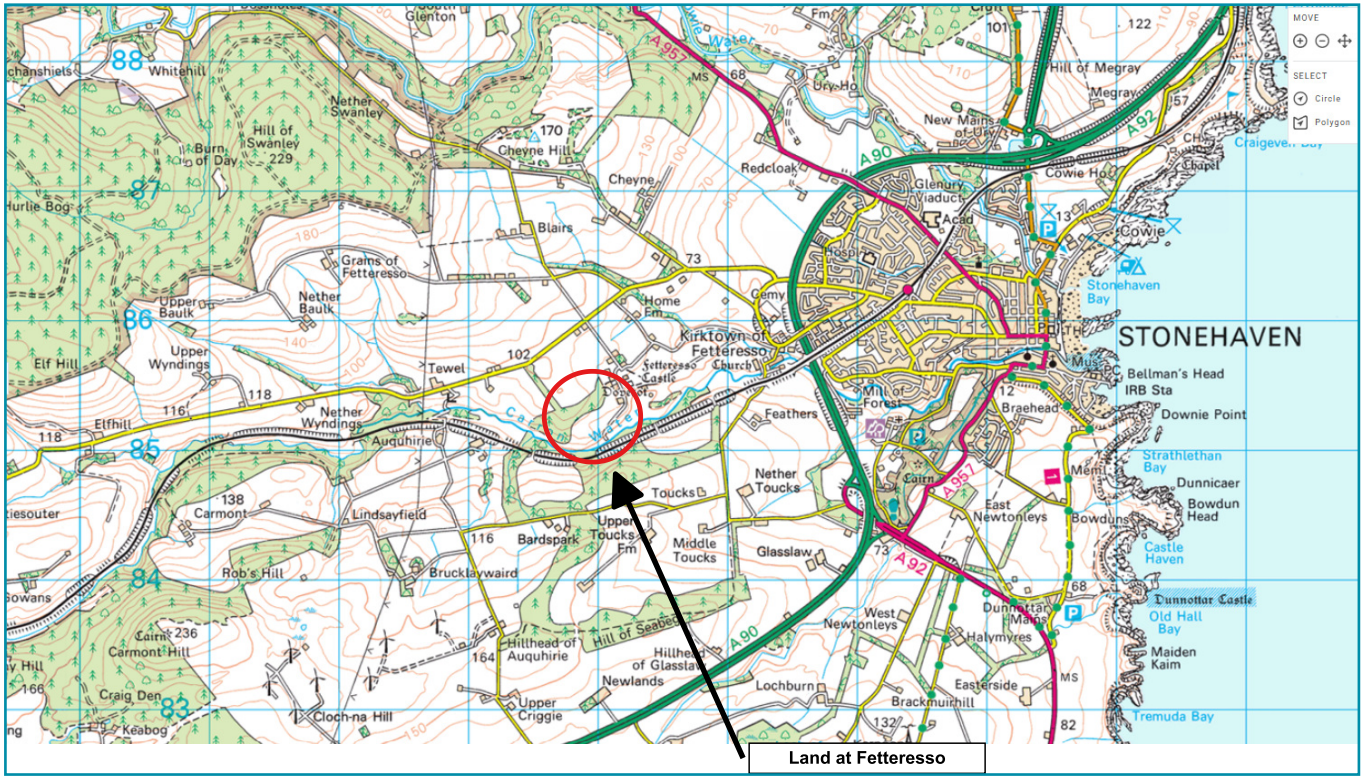
Entrance to Farm – eventful.milder.restless
Middle of land – diggers.bagpipes.huddled

Accessible from the A90 Aberdeen to Dundee Road.

The land benefits from an unrestricted servitude right of access over the private road leading from the land to the nearby public roads.

Directions

Heading south along the A90 from Aberdeen to Dundee exit onto Auchenblae Road, continue along the Auchenblae Road for approx. 500m and take the second right onto Broomhill Road, continue along Broomhill Road for approx. 1.17km. Take the second left at Kirktown of Fetteresso cemetery car park. Continue along this road for 500m. at the T – junction turn left. Proceed along the Auchenblae Road for 1.5km until you arrive at a crossroad. Take a left towards Fetteresso Castle, continue along this road for 250m and take the first right. Continue around 500m along a stone track until you reach a locked gate (Private Access) and proceed on foot through the small gate for 200m where you will see the land at Fetteresso on your right-hand side.



Selling agents

Davidson & Robertson
Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Description

Tenure
The property is offered for sale as a heritable title.

Land
The land extends to approx. 6.75 acres (2.73 ha) and consists of a productive arable field with extensive potential for a range of uses to suit the buyer. The land lies between 55m and 75m above sea level and is classified by the James Hutton Institute as being Grade 3,2. The soils are versatile and capable of producing consistently high yields of a wide range of arable crops, grass and rotational potatoes.

Services
A private water supply is available onsite.

Planning & Development
There are no known recent planning applications on this property.

Sporting Rights
Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights
To the extent they are included within the vendor's title.

Wayleaves
We are not aware and have not been made aware of any third party wayleaves over the property.

Clawback
If, within a period of 20 years from the Completion Date, the Buyer, or any successor in title, obtains planning permission for residential or energy use development on the Property which results in an increase in its market value, the Buyer shall pay to the Seller an additional sum equal to 35% of the uplift in value.

Local Authority
Aberdeenshire Council
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

Plans, Areas and Schedules
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

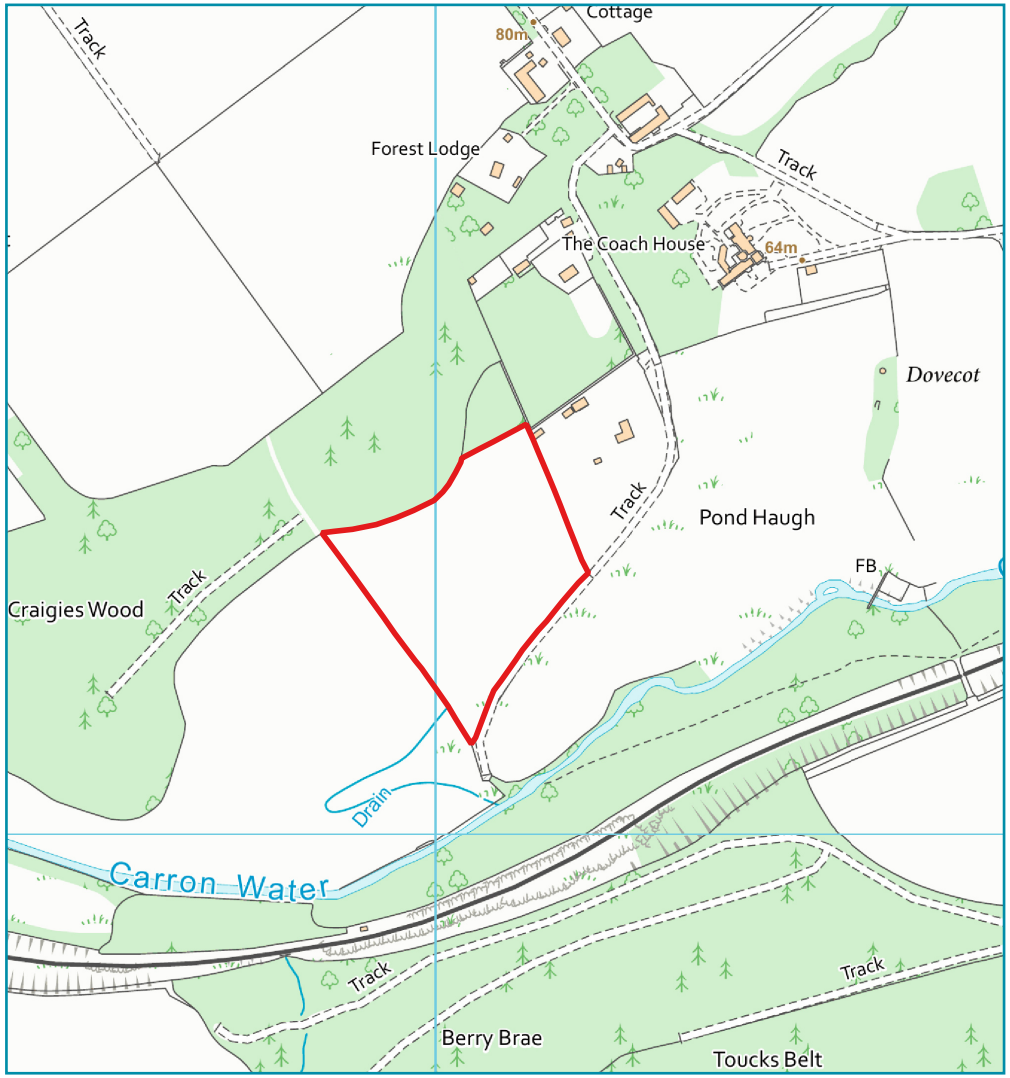
Solicitor
Raeburn Clark Christie and Wallace
1 Market Buildings
Stonehaven
Aberdeenshire
AB39 2BY

Viewing
By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents. All and any viewing is at the prospective purchaser's own risk

Date of Entry
By mutual agreement.

Method of sale & guide price
Offers for the subject as a whole are sought in excess of £60,000

Deposit
A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.











Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: //checker.ofcom.org.uk/en-gb/broadband-coverage and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has [not] made us aware of any flooding to the property in the past.

Coastal Erosion

Prospective Purchasers should look into Erosion risk as part of their due diligence process. The Vendor has not made us aware of any erosion to the property in the past.

Restrictions

The Property is not understood to have the following restrictions [conservation area/lease restrictions/listed building/real burdens/ permitted development restrictions/restrictive covenants.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
12. All viewings are taken at the risk of the interested party. No liability lies with the seller.

Photos taken – 23rd October 2026
Particulars prepared – 29 October 2026



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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www.drrural.co.uk