

FOR SALE BY ONLINE AUCTION

AUCTION DATE:
22nd October 2026 @ 2.30pm

Residential Development Opportunity

Size – 88sqm / 947sqft

Excellent transport connections

Guide Price : £89,000

On the instructions of :

Aberdeenshire COUNCIL

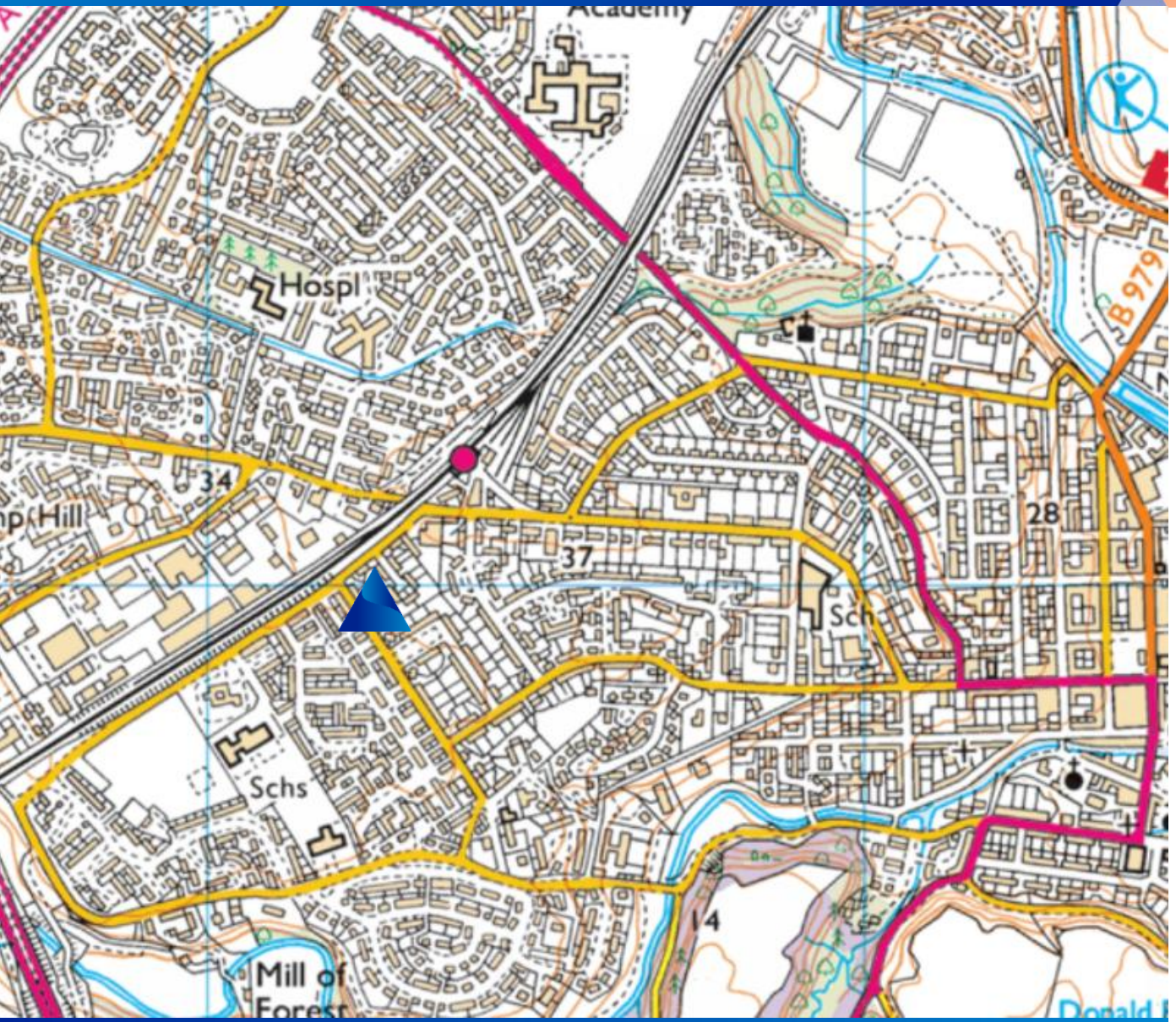
45 BRICKFIELD ROAD, STONEHAVEN, AB39 2NB

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James Morrison | james.morrison@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**

SHEPHERD
PROPERTY AUCTIONS

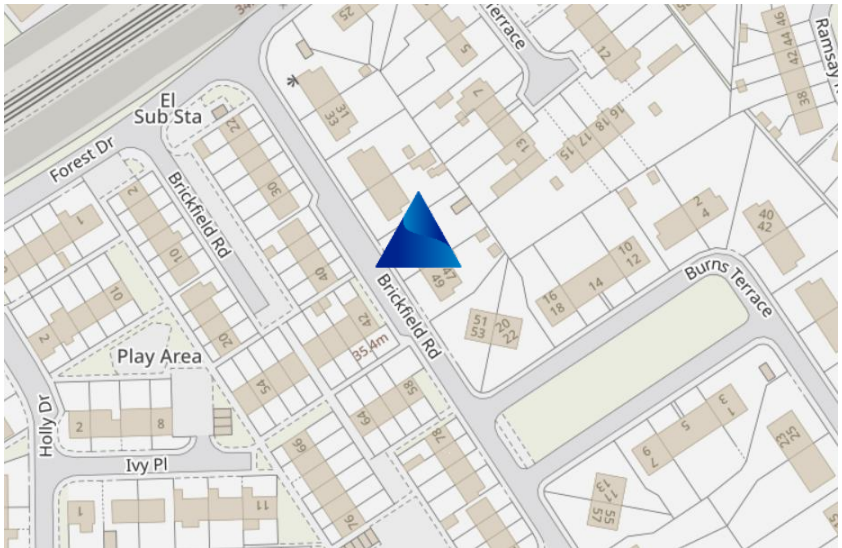
Location

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The subject is located just east of the popular Spurryhillock industrial estate within the town of Stonehaven which is located approximately just 15 miles south of Aberdeen and approximately 15 miles northeast of Laurencekirk.

The area benefits from a range of services and facilities including being located only a short walking distance away from multiple bus stops and Stonehaven train station along with the ideal placement of a petrol station just round the corner. The properties in the immediate vicinity of this subject are mostly residential in use.



Residential Development Opportunity

FIND ON GOOGLE MAPS

Description

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The subject comprises of 3-bedroom upper floor flat which requires refurbishment / modernisation

The accommodation comprises of a living room, kitchen, bathroom and 3 bedrooms all accessed off a central hallway.

Access to the property is via a UPVC door, into the entrance vestibule which thereafter leads to the staircase.

The kitchen is fitted with a range of base and wall mounted units, with tiled splashbacks over the worksurface areas. Built-in electric oven, 4-ring gas hob, overhead extractor hood above. Spaces for a washing machine under the worktop appliances.

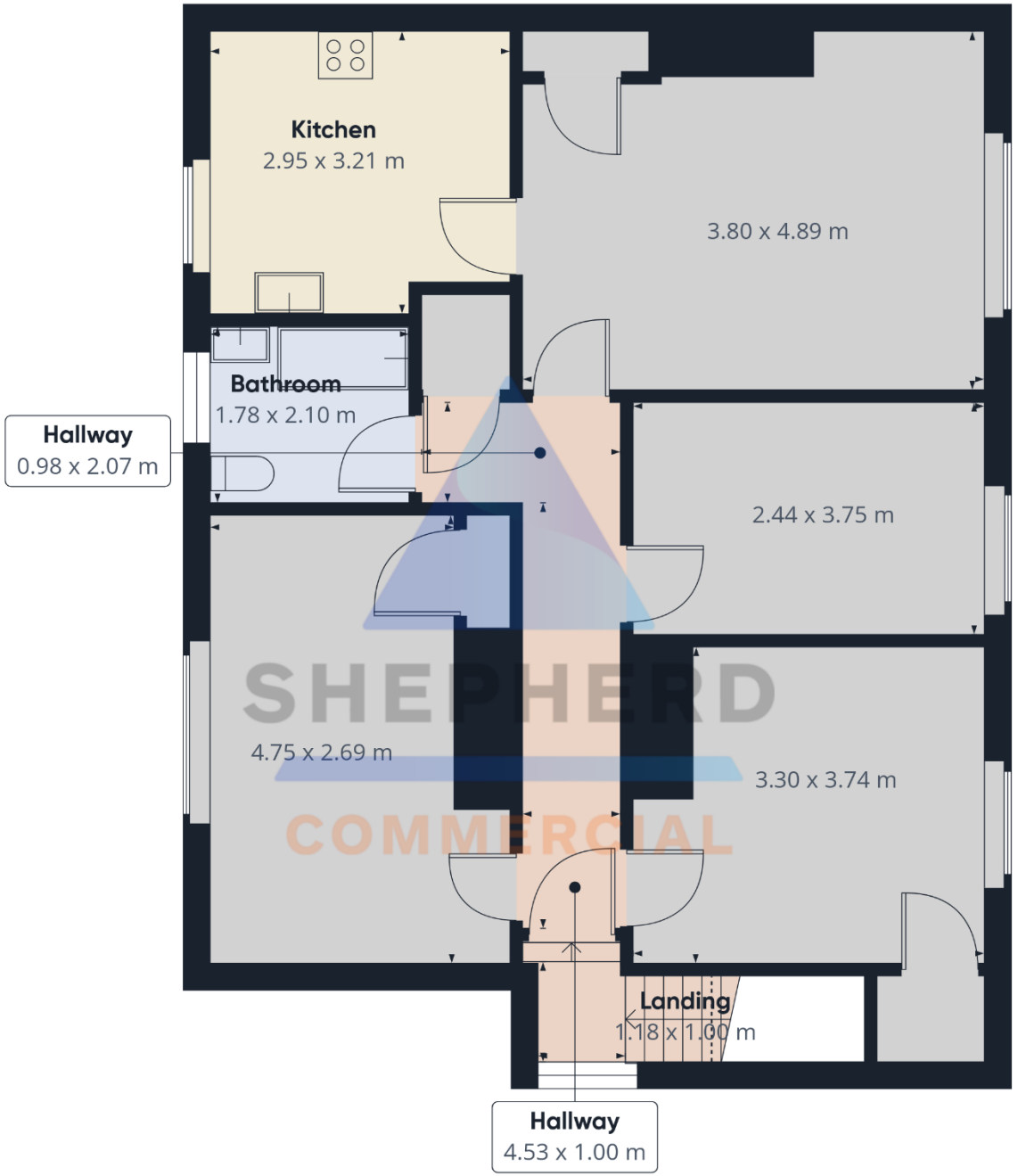
The bathroom has a toilet, wash basin and bath with electric shower over

The bedrooms are all finished to a similar standard with carpets and painted wallpaper walls.

VIRTUAL TOUR 360°

Floor Plan

45 BRICKFIELD ROAD, STONEHAVEN, AB39 2NB



The Detail

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Auction Date

The auction will be held on 22nd October 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £89,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of 'C'.

A copy of the EPC is available upon request.

Council Tax Band

The property has a banding of 'C

Get in Touch

For further information or viewing arrangements please contact the sole agents:

James Morrison
james.morrison@shepherd.co.uk

James Cavanagh
james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026

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