

FOR SALE BY ONLINE AUCTION

Auction Date:
22nd October 2026 @
2.30pm

Approx. 53 acres or thereby

Agricultural land, agricultural
buildings and dilapidated farm house

Located between the AWPR and Dyce

Guide Price : £350,000

FOR INDICATIVE PURPOSES ONLY



FIND ON GOOGLE MAPS

HOWEMOSS FARM, DYCE, ABERDEEN, AB21 0HJ

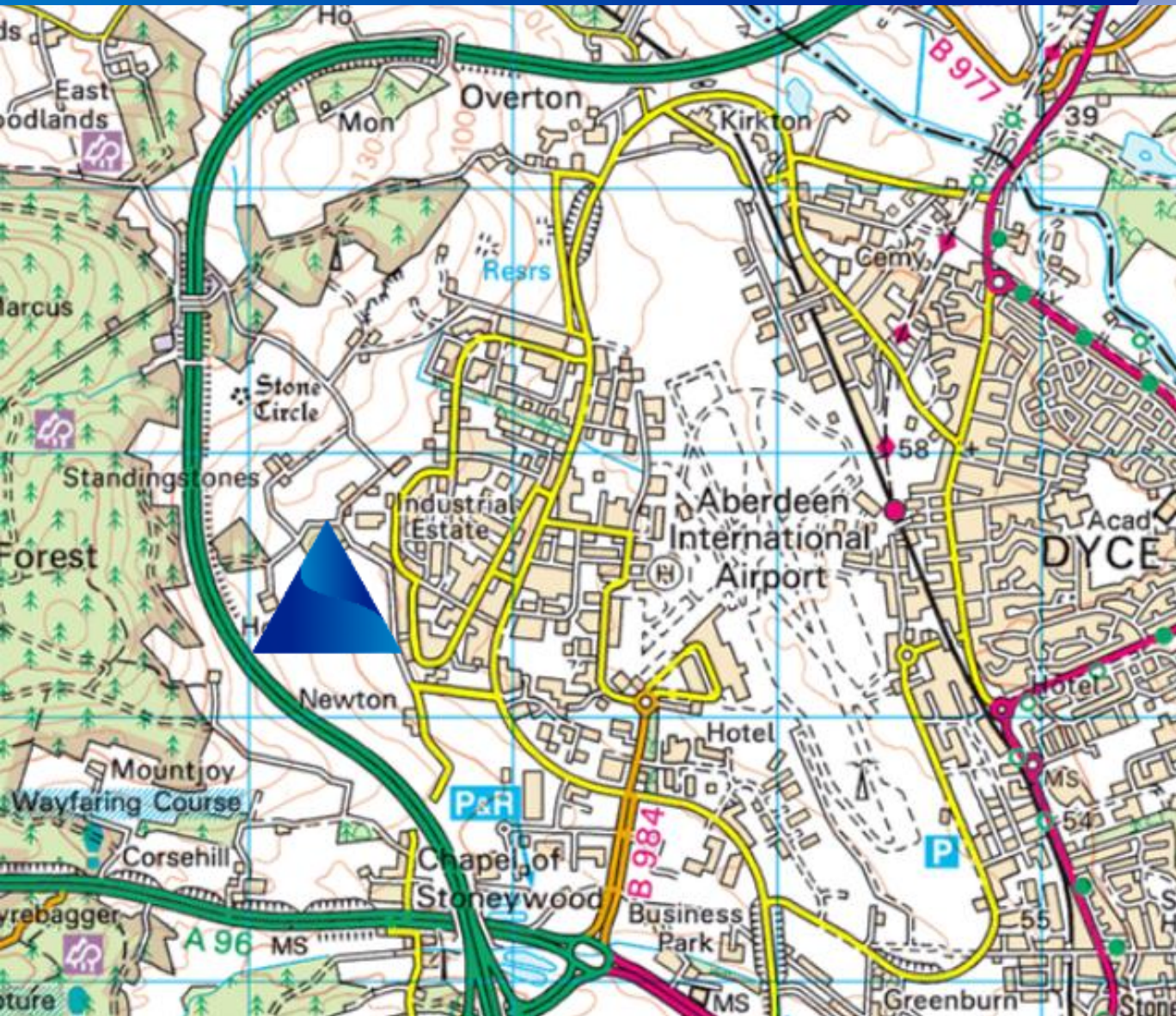
CONTACT: James Morrison j.morrison@shepherd.co.uk | 01224 202 836 | shepherd.co.uk





Location & Description

HOWEMOSS FARM, DYCE, ABERDEEN,
AB21 0HJ



Location

The subjects can be found to the west of Howe Moss Drive and east of the AWPR with access provided via a single track road within the Dyce area of Aberdeen.

Kirkhill Industrial Estate, Aberdeen Business Park and various other industrial estates are located close by which are part of one of the main industrial locations within the City along with Aberdeen International Airport being just a short distance to the east.

Description

The subjects comprise of a dilapidated farmhouse with agricultural buildings and approx. 53 acres of farmland which is predominantly grassland. It should be noted that no grading of the land has been carried out.

The agricultural buildings measure approx. 270sqm, 209sqm & 425sqm and are of various constructions and finishes.

The former farmhouse which at the current time is in a state of disrepair measures approx. 133sqm. There are various outbuildings also located within the same area.

Council Tax

The property has a Council Tax Band of E, reference CT795168

Other

No entitlements available for sale. There is a private water supply to the farmhouse which rises beyond the AWPR. There is a septic tank however the seller is unaware of its exact location. Mains electric has been disconnected.



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 £350,000. 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.

Auction Date

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Buyer Fees

The buyer's fee is 3% plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

We've been advised an EPC is not required.



Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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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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PROPERTY AUCTIONS