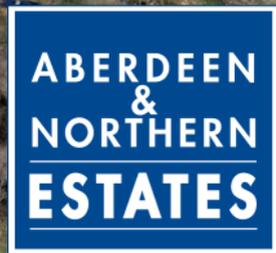


# CHAPELTON FARM

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AUCHENBLAE, LAURENCEKIRK





“Productive, south facing mixed farm comprising three-bedroom bungalow, farm buildings and grade 3(2) agricultural land extending to 79.25 hectares (196 acres) or thereby, available in two lots.”



# Chapelton Farm, Dellavaird, Auchenblae, Laurencekirk, Aberdeenshire, AB30 1UD

**As A Whole: Offers Over £1,325,000**

or available in two lots:

## Lot 1 - Chapelton Farm

- IACS-registered, Grade 3(2) land extending to 56.49 Ha (140 acres) or thereby
- South-west facing land split into 13 field parcels, utilised for arable cropping, grassland and one parcel of woodland
- Agricultural buildings extending to 813 sqm or thereby
- Three-bedroom, south-facing bungalow in spacious plot in need of upgrade

**Offers Over £960,000**

## Lot 2 - Fields 12, 13 & 16

- IACS-registered, Grade 3(2) land extending to 22.76 Ha (56 acres) or thereby
- Productive block of arable land comprising 3 south-facing field parcels
- Situated to east of Lot 1, Chapelton Farm
- All Land LFA and BPS Region 1

**Offers Over £365,000**

Chapelton presents a rare opportunity to acquire an agricultural holding or bare land option near Auchenblae, Laurencekirk, close to local services with good transport links.

## Location & Situation

For those looking to farm in a scenic and accessible area of south Aberdeenshire, or existing businesses/landowners seeking good quality land to add to their operations, Chapelton Farm is the ideal opportunity.

Chapelton Farm is situated in an attractive rural setting amongst the rolling agricultural hills bordering on the fertile Howe of the Mearns to the south. The hills and forests of Drumtochty Forest, separated from Chapelton Farm by the Highland Boundary Fault, serve as a stunning backdrop to the property and offer ample opportunities for local walking & outdoor pursuits.

Local services in the area, including primary school and shop, can be found in the conservation village of Auchenblae to the south, tucked in a picturesque wooded glen setting. Other local services can be found in the village of Drumlithie to the east.

The nearest town is Laurencekirk, located approximately 5 miles to the south of Auchenblae. Extensive local facilities can be found here, including secondary education at Mearns Academy, supermarket and convenience stores, further local services and the railway station taking passengers both north and south. Similar local services can be found in the bustling seaside town of Stonehaven to the north-east, including historic seaside harbour.

To the north of Stonehaven lies the Silver City of Aberdeen, which hosts a range of retail, hospitality and events offerings befitting of the Energy Capital of Europe. The AWPR provides excellent road links to the north of

Aberdeenshire beyond the city, as well as to Aberdeen Airport, which operates national and international flights.

In terms of local recreation, Chapelton benefits from its location on the edge of the Highland hills yet within relatively close proximity of the coast, situated to the south and east across the A90 dual carriageway. Coastal attractions include the sweeping sands of St Cyrus beach to the south, as well as the spectacular rocky cliffs bordering the North Sea all the way to Stonehaven and Dunnottar Castle, intercepted by the scenic fishing villages of Johnshaven and Gourdon. Inland, the Drumtochty Castle wedding venue, with castle grounds hosting annual Highland Games, are situated a short distance to the south-west, with scenic Strath Finella and Glen Esk beyond. Next to Strath Finella, the Cairn o' Mount pass makes for a stunning drive over the hills to Royal Deeside to the north-west.

Agriculture plays a prominent role locally with many services, businesses and contractors conveniently located nearby, including East Coast Viners Animal Nutrition near Drumlithie and D&K Singer dealership near Fordoun. The nearest livestock auction mart is found 38 miles away just to the south of Inverurie at the Thainstone Agricultural Centre, which hosts regular livestock and machinery sales throughout the year. In addition, abattoirs are available in the region, including the nearest abattoir in Portlethen between Stonehaven and Aberdeen, with local and national livestock haulage suppliers available.

## Distances

Auchenblae 3 miles   Drumlithie 4 miles   Laurencekirk 8.5 miles   Stonehaven 11 miles   Aberdeen 25 miles

# Land & Building

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## Building (Lot 1)

The building at Chapelton Farm, part of lot 1, comprises a large shed of wooden portal frame construction, situated directly to the south of the farmhouse on the south side of the farm track. The building extends to a Gross External Area of approximately 813m<sup>2</sup>.

The building is split into three sections, with a central feed pass separating two cattle courts, with the building being open to its north side. The building has been generally used for housing livestock and could continue to be utilised for this purpose, though could be repurposed for other uses in the future.

The large footprint of the building, as well as yard area at front and back, and being bordered by field 2 to the south and east, provides ample open space for future development of the property.

## Land at Lot 1

The land forming lot 1 of Chapelton Farm comprises 56.49 Hectares (139.59 acres) or thereby of IACS-registered land, consisting of thirteen field parcels numbered 1-11, 14 and 15. Lot 1 is coloured red as per the attached sale plan and is situated to the north, south and east of the farmhouse and buildings, with the road leading from the public road at Dellavaired up to Chapelton Croft and Bogton forming the eastern boundary of lot 1.

The entirety of the land is classed as Grade 3(2) by the James Hutton Institute and is largely capable of arable production, with the land having been utilised for grassland and arable cropping in recent years. The land benefits from a southerly aspect, lying at an altitude ranging from approximately 135 metres at the Bervie Water to 220 metres above sea level at the top of field 14. Field parcel 1, extending to 1.89Ha (4.67 acres) at Chapelton consists of woodland known as Foumart Wood, comprising of predominantly Larch and Scots Pine trees. The woodland provides amenity and forms a useful shelter for the farmhouse and farm buildings situated directly to its east.

The land is easily accessed from the road that leads north from the public road at Dellavaired to both the farmhouse and buildings at Chapelton as well as further north towards Chapelton Croft and Bogton and through inter-field access points.

All land is LFA and BPS Payment Region 1.

-  Productive farm unit in a well-renowned agricultural area.
-  IACS registered farmland extending to 196 acres or thereby in total.
-  Land in grassland and stubbles capable of arable production.
-  Good access to the holding and through the farm via roads and farm tracks.

## Lot 2—Fields 12, 13 & 16

The land forming lot 2 of Chapelton Farm comprises three IACS-registered field parcels: fields 12, 13 and 16, extending to approximately 22.76 Hectares (56.24 acres) or thereby in total. Lot 2 is coloured blue as per the attached sale plan with land situated to the east of the farm access road. This productive block of arable land is south facing in nature and is classed as Grade 3(2) by the James Hutton Institute and . Fields 12 and 13 are gently sloping, with an altitude ranging from 150 to 205 metres above sea level. Field 16 is predominantly flat, lying at an altitude of approximately 205 to 210 metres above sea level.

All land is LFA and BPS Payment Region 1.



# Lot 1: Farmhouse

Gross Internal Floor Area (approx.): 111sq.m

Floor plan provided not to scale and is for illustrative purposes only.



## Bungalow Accommodation

The accommodation at Chapelton Farm comprises a south-facing bungalow, in need of upgrade and works situated on the north side of the farm track and opposite the farm buildings.

Entering the property via the front door and through the vestibule, a hallway leads through the house to the back vestibule with adjoining utility room and WC. The large living room on the left hand-side, with southern outlook has an open fire place, with the adjacent, spacious kitchen and dining area enjoying views across Chapelton Farm and beyond. On the right hand-side of the main hallway, a further hallway leads to two large bedrooms and one smaller bedroom, all with walk-in wardrobes, as well as the bathroom.

The bungalow is set in large garden grounds to the front and east side of the house, with shrubbery/bushes to the rear and west side of the property, as well as ample space for car parking.

The property requires a significant package of renovation works to bring up to a modern and comfortable living standard following burst water pipe damage.



## Property Details

EPC: Band D. Council Tax: Band E. Windows and Doors: Double glazing.

Services: Mains electricity, oil central heating, private water supply, private drainage.

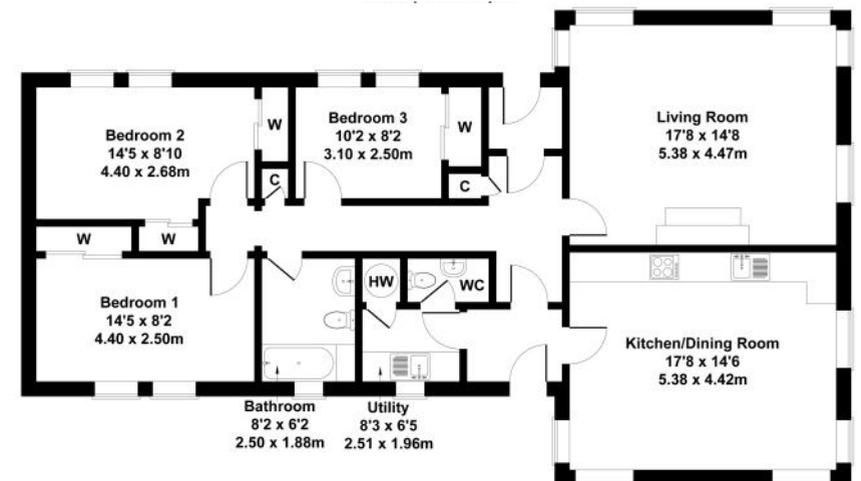
## Directions

### From the south:

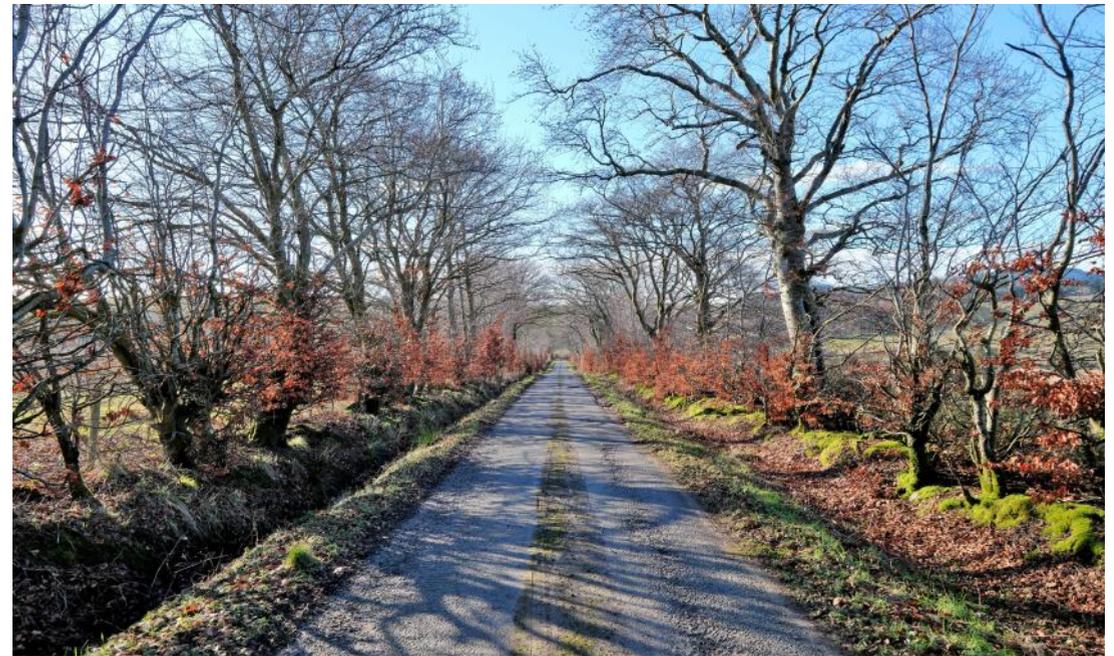
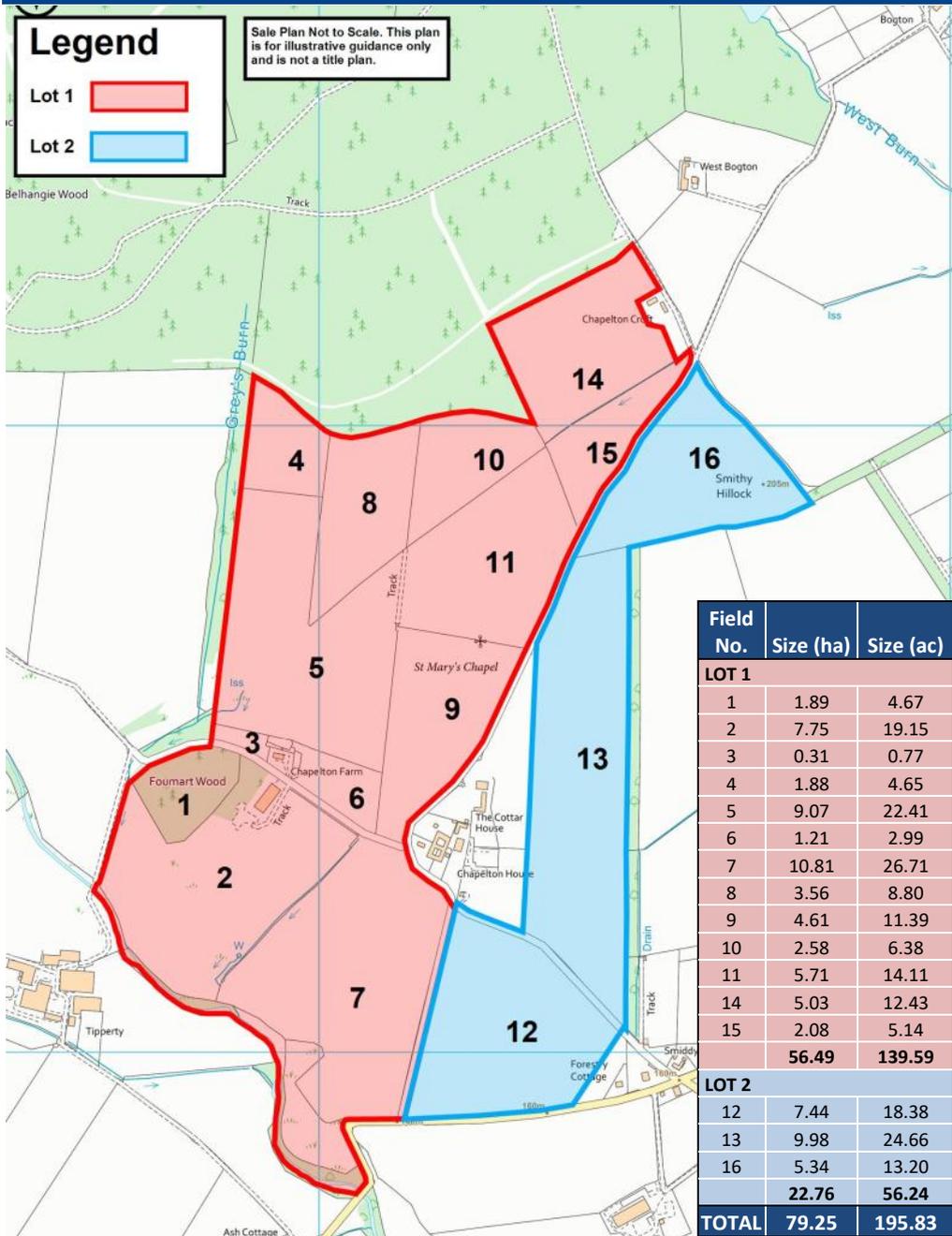
Take the A90 dual carriageway north, bypassing Laurencekirk. Approximately 2 miles after the junction with the A937 road on the north side of Laurencekirk, turn left onto an unclassified road signposted for 'Auchenblae 3'. Go straight ahead at the next junction, a crossroads with the B966, where you shortly enter Auchenblae. Pass through the village following signs for Drumlithie and Stonehaven, and turn left at a junction signposted 'Stonehaven 12' shortly after exiting the village. Follow this road for approximately two miles before turning left onto Chapelton Farm, marked with a sign for 'West Bogton'. The access to Chapelton farmhouse (bungalow) and buildings is the first left.

### From the north:

Take the A90 dual carriageway south-west from Stonehaven. Shortly after passing the 'Fiddes Bridge Services' on the left, take the next right onto an unclassified road signposted for 'Drumlithie 1/2, Glenbervie 1/2'. Pass through Drumlithie, then continue on this road through Glenbervie, where you take a right fork onto a road signposted 'Dellavaird'. Follow this road until you reach a 'Give Way' junction after two miles, where you turn left and then turn right onto Chapelton Farm, marked with a sign for 'West Bogton'. Follow this road with, Chapelton farmhouse and buildings is first left, with lot 2 land on the right-hand side.



# Sale Plan



## Property Details & Important Notices

**BPS Entitlements:** Not included in sale price but may be available by separate negotiation. All BPS Region 1,

**Local Authority:** Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

**Entry:** By arrangement.

**Mineral Rights & Sporting Rights:** Included in the sale, insofar as they are owned.

**Viewings:** To be arranged with Aberdeen and Northern Estates or Laura Anderson on 07812 559830

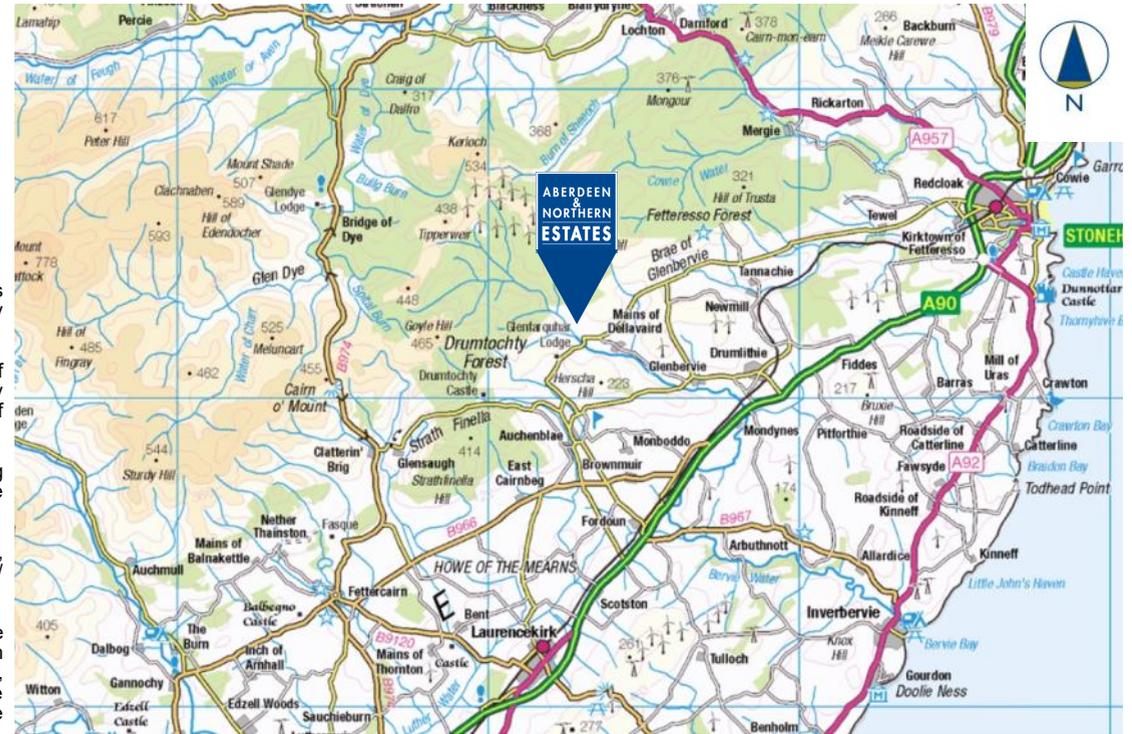
**Note:** Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**Anti Money Laundering Compliance:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

**Offers:** Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

**Title:** The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Source: Pastmap (not to scale)

### Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. 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.

**Purchase Price:** Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Date of publication: March 2026. Photographs taken: February 2026.

Viewing by appointment. The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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

**James Presley**

01467 623800

estates@anmgroupp.co.uk



**ZOOPLA** rightmove @TheMarket

**Aberdeen & Northern Estates Ltd**

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



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