



# RAPPLABURN

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AUCHTERLESS, TURRIFF

**ABERDEEN  
&  
NORTHERN  
ESTATES**



**“Immaculately presented residential farm** with impressive detached family home situated in a private and tranquil setting in a **productive farming area.**”



# Rapplaburn, Auchterless Turriff, Aberdeenshire, AB53 8DJ

For Sale as a whole:

**Offers Over £580,000**

## Property Highlights

- + Immaculate residential farm extending to 11.95ha (29.53 acres) or thereby in total
- + Grade 3(1) and 3(2) IACS registered land extending to 11.69ha (28.88 acres)
- + Spacious executive family home refurbished and maintained to a high standard
- + Superb rural property package in a serene setting
- + Excellent range of outbuildings which would suit agricultural or equestrian use

## Location & Situation

Rapplaburn is located just 8 miles south of the bustling market town of Turriff in the heart of Aberdeenshire. Affectionately known as 'Turra', Turriff is thought to have originated from a chapel constructed in 750. The town underwent significant expansion in the 1760's and continues to grow today. The famous Turra Coo proudly stands in the town centre today commemorating a time in November 1913 where a local farmer's cow became a symbol of protest. Turriff hosts Scotland's largest two-day agricultural show at 'The Haughs' since 1864.

Turriff boasts a plethora of services and amenities including pre-school, primary and secondary schooling, sports centre with swimming pool, as well as a range of independent shops cafes and businesses and a Tesco supermarket. There is a community hospital, medical and dental practice and a range of industrial and trade

counters. With regular bus services to and from Turriff including to Dyce and Aberdeen, the area remains well connected. Turriff is a social town with plenty local eateries and pubs.

Inverurie also boasts a wide range of amenities and retail outlets to suit everyone, including Inverurie Retail Park and a large selection of industrial supplies and trade counters as well as five supermarkets.

Agriculture plays a key role in the local Aberdeenshire economy. There is a plethora of dealerships, services and suppliers locally as well as veterinary practices in Turriff, Huntly and Oldmeldrum. The local livestock market at Thainstone Centre in Inverurie and Huntly both hold regular weekly sheep and cattle sales throughout the year, as well as special sales, attracting buyers from across the country. Local and national livestock haulage is easily supplied in the area.

## Distances

Turriff 8 miles

Inverurie 15 miles

Huntly 20 miles

Aberdeen 29 miles



# Rapplaburn Farm

what3words location: [///paddock.formed.scorched](https://www.what3words.com/paddock.formed.scorched)

## Farm Buildings

Rapplaburn is served by a compact set of buildings arranged in a neat configuration, maintained to a very good standard of repair over the years. The farm supports a head of around 60 cattle per annum over the vendors' ownership. All buildings have single phase power and water installed.

1. **Cattle Court (24m x 12m)** - Steel portal frame, concrete wall panels with solid and ventilated box profile cladding over, fibre cement sheet roof, concrete floor, open sided with canopy over feed pass, gated door to one end. Electric and water installed. Constructed 2015.
2. **Small Livestock Shed (12m x 6m)** - Steel portal frame, concrete block walls with solid box profile cladding over, box profile sheet roof, concrete floor, open sided with canopy over feed pass. Electric and water installed. Constructed 2010.
3. **Traditional Building (6m wide 'L-shape')** - Traditional stone wall construction, slated roofs over timber trusses with sarking interspersed with traditional cast iron glazed rooflights, concrete floors, variety of door openings, enclosed timber loft, fixed feed fence and external livestock pen to southern end. Electric and water installed. Constructed 1800's.



Exceptional equestrian opportunity or continued agricultural farm



Excellent hacking available in the surrounding area, direct off farm



Holding comprising 11.69ha (28.88 acres) of Grade 3(1) and 3(2) IACS registered land



Good fencing with ample gate accesses and water throughout



## Wind Turbine

Located alongside the farm track, the 15kW C&F wind turbine was installed in June 2011. The turbine is on a feed-in tariff agreement, due to expire in 2031. The turbine generates a steady income to the farm. Full details available upon request.

## Land

The IACS registered land at Rapplaburn extends to 11.68ha (28.88 acres) or thereby, consisting of three useful field parcels and lies from 115m to 141m above sea level with a south-westerly aspect. The land is classified as being predominantly Grade 3(2) with an area of Grade 3(1) by the James Hutton Institute and would suit a mixed farming system, capable of cropping. Spring Barley has been produced in recent years.

## Basic Payment Scheme (BPS)

BPS Entitlements are available by separate negotiation. There are 12.94 units of Region 1 entitlements available. Payments relating to the 2026 scheme year to be retained by the vendors.

# Rapplaburn Farm Plan

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



## Included in Sale

Fixed fencing and field gates, fixed feed fences to buildings. Tractor, farm machinery, equipment, tools, moveables, handling pens, cattle crush, feeders and any other sundries and livestock can be made available by separate negotiation at a mutually agreed value.

## Ingoing Valuation

The purchaser(s) of the property shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by mutually agreed valuer(s) the following:

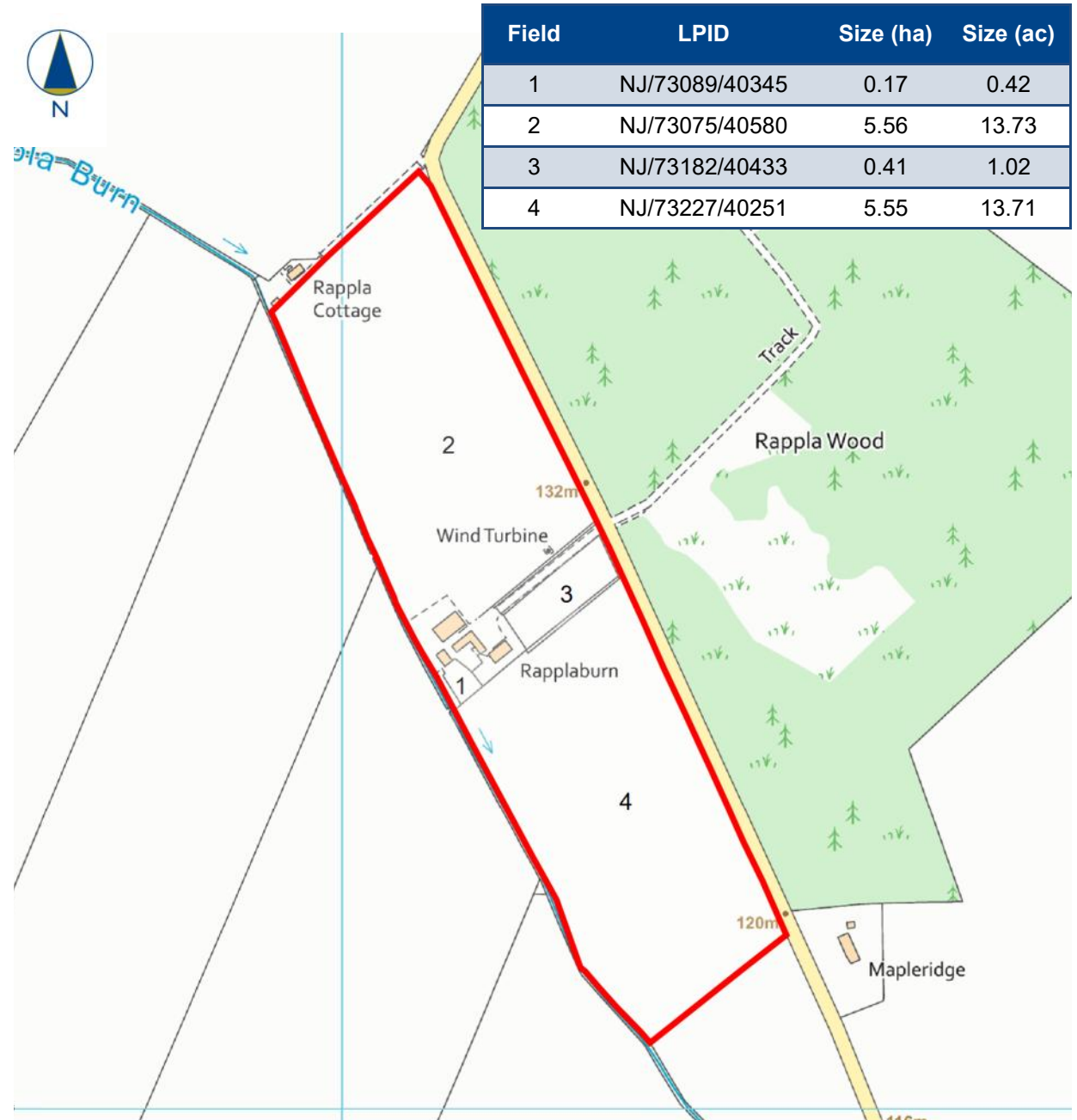
All growing crops and cultivations on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All or any straw, hay, silage, harvested crop, farmyard manure and any other produce at market value. All or any seed, chemicals, sprays, fertilisers, oils and fuels at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over the Clydesdale Bank borrowing rate as adjusted from time to time.

## Date of Entry

Vacant possession and entry will be provided upon completion or at such time to be mutually agreed between vendors and purchaser.



# Rapplaburn Farmhouse

Gross Internal Floor Area (approx.) 208 sq.m

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



Rapplaburn Farmhouse is a superb, executive family home providing bright and spacious accommodation with neutral décor throughout. The living and entertaining spaces feature picturesque views across the farmland out towards rolling countryside.

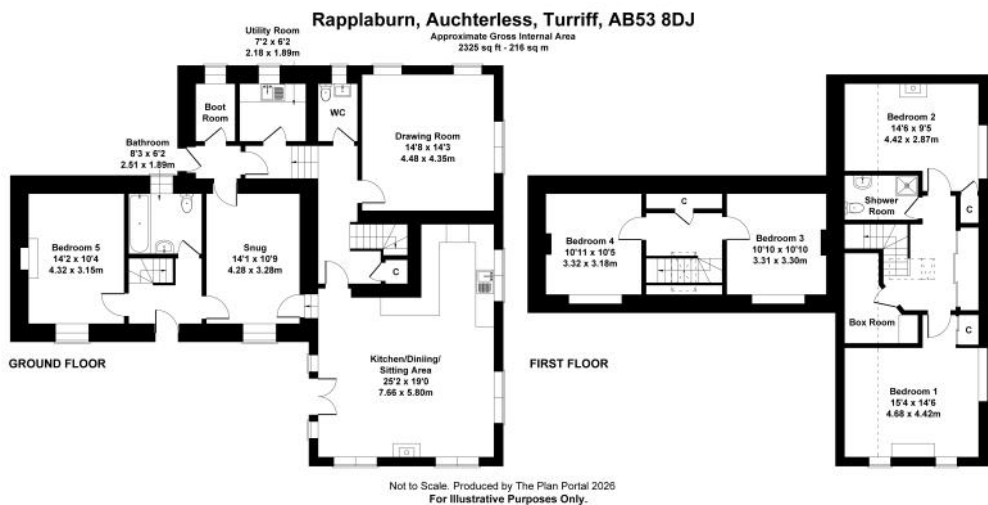
Accommodation is provided over two floors. The ground floor of the modern extension comprises well-appointed open plan kitchen, dining and family area complete with bright triple-aspect glazing and patio doors and a desirable multifuel stove; the stairwell off the bright hallway; WC and cosy living room.

The ground floor of the original farmhouse includes a spacious double bedroom, tiled family bathroom and snug / office. This part of the property would

make an ideal annexe for multi-generational living or great areas for children's play rooms.

The first floor of the original farmhouse comprises two good-sized room-in-roof double bedrooms with storage space. Within the extension, the first floor comprises the master bedroom as well as a shower room and box room along with loads of built-in storage space. The box room would make an ideal walk-in wardrobe.

This fantastic property is well situated on the farm, surrounded by ample parking and outdoor entertaining space with very well maintained garden lawns. Included is a covered timber BBQ and dining shelter - making this garden the most beautiful, tranquil spot for summertime entertaining.



## Property Details

**Home Report:** Home Report available online. **EPC:** Band D.

**Council Tax:** Band B. **Windows & Doors:** uPVC dbl. glazing

**Services:** Mains water, mains electricity. Oil central heating and multifuel stove. Private drainage to septic tank. Water and electric to buildings. Water to fields. **Included in Sale:** House - all floor coverings, blinds, curtains, light fittings and shades.

## Directions

From Turriff, head south on A947 turning right for 'Seggat' after 5.5 miles. Continue along this road for about 1.2 miles then turn left. Continue for around 1 mile and Rapplaburn is on your right. Alternatively, by What 3 Words location [:///paddock.formed.scorched](https://www.what3words.com/location/:///paddock.formed.scorched)

## Viewings

To arrange a formal viewing contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm).

## Health & Safety

Caution and due care should be exercised at all times during any viewing or inspection particularly in relation to any livestock present, working machinery or materials and equipment.

# Property Details & Important Notices

**Health & Safety:** Caution and due care should be exercised at all times during any viewing or inspection particularly in relation to any livestock present, working machinery or materials and equipment.

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

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

**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).



## 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.

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Viewing strictly by appointment only

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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

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An aerial photograph of a rural landscape. The foreground is dominated by a large, vibrant green field. To the right, a farmstead with several buildings and a large barn is visible. A dirt road runs through the field, and a tall, slender wind turbine stands near the farm. In the background, there are rolling green hills, some yellow rapeseed fields, and a range of mountains under a clear blue sky.

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