

An aerial photograph of a large, multi-sectioned industrial or agricultural building complex, known as Drumdelgie Steading. The building has a long, rectangular footprint with several sections, each with a gabled roof. The roofs are heavily rusted and show signs of age. The walls are light blue or grey. The building is surrounded by a large area of concrete or gravel, with several vehicles parked nearby, including a white van, a red car, and a yellow bus. The property is bordered by dense evergreen trees on the left and right sides. In the background, there are more buildings and a residential area with white houses. The overall scene is a rural setting.

**FOR SALE**

**Drumdelgie Steading**

Drumdelgie, Huntly, Aberdeenshire, AB54 4TH

**DAVIDSON  
& ROBERTSON**  
**THE RURAL EXPERTS**



# Drumdelgie Steading

Drumdelgie, Huntly,  
Aberdeenshire, AB54 4TH

A unique commercial opportunity to acquire an extensive site with excellent potential with excellent access from the A96 yet maintaining a private setting.

- A range of large buildings
- Traditional stone-built steading
- Large concrete yard
- Useful screening belt

Site extending to approximately 4.03 acres

## Selling agents

**Davidson & Robertson** Tel: 0131 449 1155  
Rural Centre Fax: 0131 449 5249  
West Mains, Ingliston Email: sales@drrural.co.uk  
Edinburgh Web: www.drrural.co.uk  
EH28 8LT

## Situation

Situated within the picturesque countryside around Huntly, the property lies approximately 4.5 miles northwest of Huntly town centre. The City of Aberdeen is located 40 miles to the southeast. Drumdelgie is only 1 mile west of the A96 which affords good access South to Aberdeen or North to Inverness. The nearest train station is located within Huntly where mainline services are available. Aberdeen Airport provides a range of international and domestic flights. Huntly is well served with an array of independent shops, supermarkets, leisure businesses, golf course, community facilities and established industrial estates.

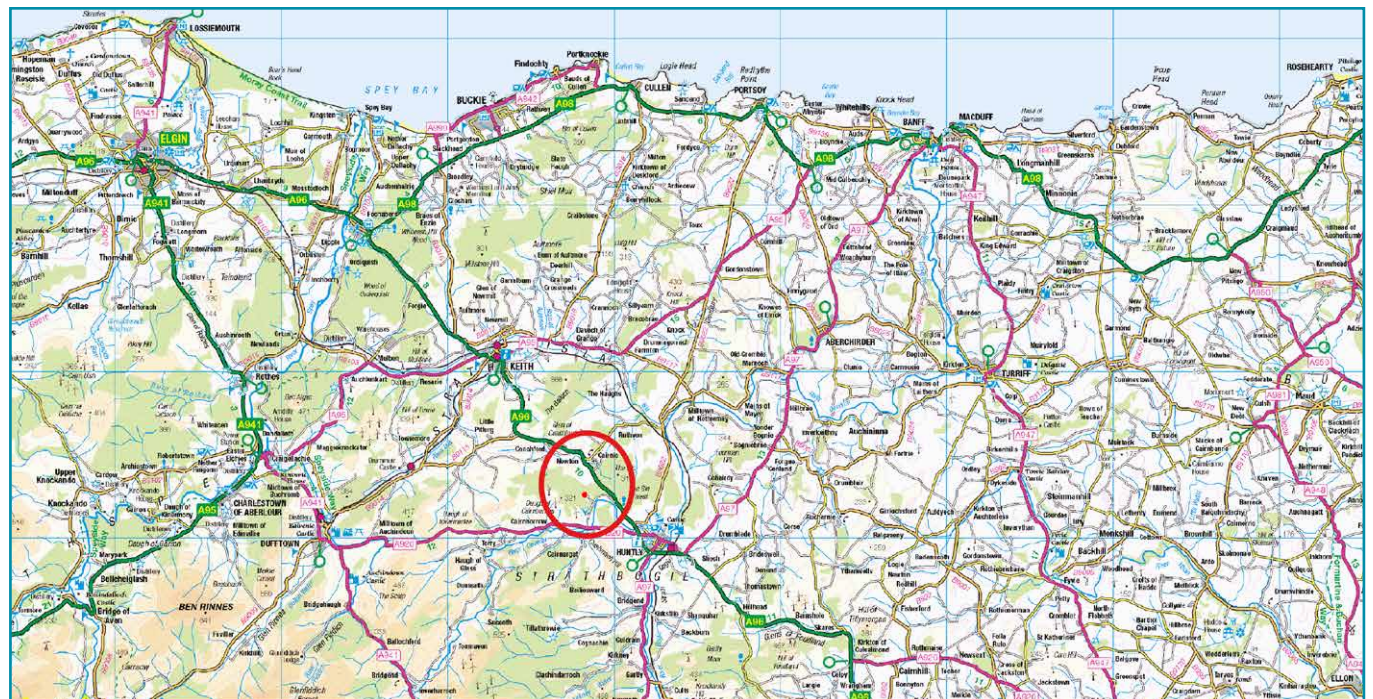
## Access

Excellent access from the A96 via a unnamed road.

What3words: dabbled.fine.blurs

## Directions

Heading North along the A96 continue through Huntly and along the A96 for approximately 1.7 miles. Take a left signposted for Drumdelgie, continue along this road for 1 mile. Take the first right signposted for Drumdelgie which takes you along a tree lined tarmacked driveway. Pass two houses and the property can be found on your right.



## Description

A useful site with a range of buildings including workshop, three General purpose buildings and traditional steading. The buildings lend themselves to a very wide range of uses with the extensive site allowing potential for future development and expansion.

### Building 1 – Workshop 1500 sqm (16,145 sqft)

Steel portal frame building with a concrete floor and shuttered concrete walls.

### Building 2 – General Purpose store

Steel portal frame building with a concrete floor and fibre cement sheet roof. Previously used as a broiler hen shed.

### Building 3 – General Purpose store

Steel portal frame building with a concrete floor and fibre cement sheet roof. Previously used as a broiler hen shed.

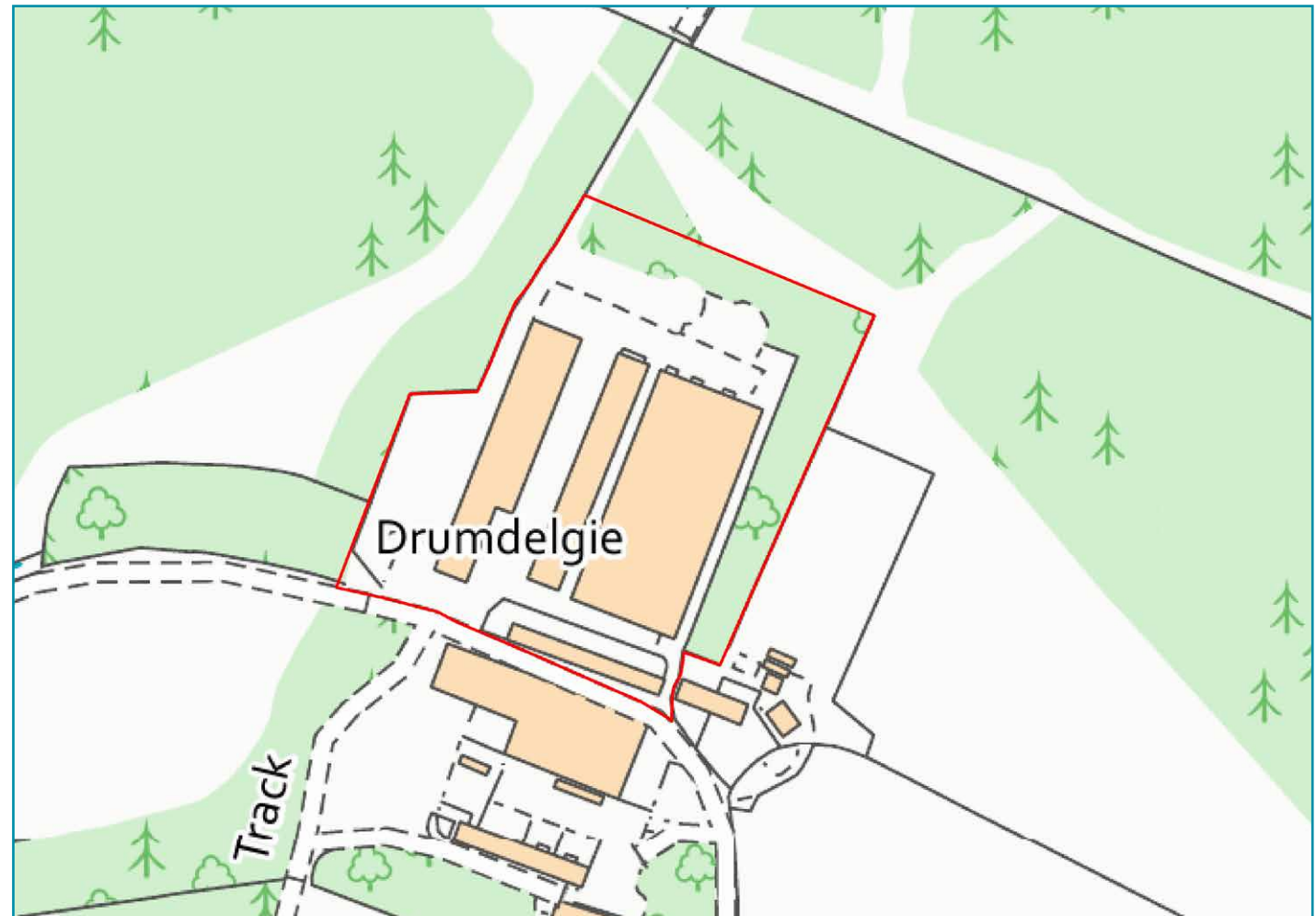
### Building 4 – General Purpose store

Steel portal frame building with a concrete floor and fibre cement sheet roof. Previously used as a broiler hen shed.

The site extends to 4.03ac (1.63ha) or thereby. This is mainly laid to concrete yard and shelterbelts.

## Services

The property benefits from three phase electricity and water supply (buyers will accept the burden of ensuring the system is compliant).











### 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.

### Local Authority

Aberdeenshire Council  
Huntly Business Centre  
Huntly  
Aberdeenshire  
AB54 8FG

### 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

Stewart and Watson, 59 High Street, Turriff, AB53 4AD

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01224 933800 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.



### Date of Entry

By mutual agreement.

### 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.

### Important Notes

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: These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract. 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 any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

### Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 paperwork, to the Selling Agent.

### Third Party Rights and Easements

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

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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.

Particulars Prepared: May 2025  
Photographs Taken: May 2025

