

Upperhill Farm

Midmar, Inverurie, Aberdeenshire AB51 7NR





A compact arable holding extending to about 25.88 ha (63.96 acres) with principal farmhouse and a range of traditional outbuildings. With far reaching views over the surrounding countryside.

About 25.88 ha (63.96 acres) Grade 4 (2)

Principal farmhouse

Range of traditional outbuildings

Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

Directions

From the A90 Aberdeen Western Peripheral Route, take the exit onto A944 towards Alford and Aberdeen (W). Leave the Kingsford roundabout at the first exit onto A944 and after about $\frac{3}{4}$ of a mile join the B9119. Follow this road for about 12.4 miles and turn right onto the B993. After 1.5 miles, turn left towards Budygaun and Tolmauds. After one mile, turn right signposted for Upperhill, Denwell and Ewens Croft. After quarter of a mile on the access track bear right at the fork and Upperhill Farm is at the end of the track.

For viewers using the 'what3words' app, the location of Upperhill Farm is `///receiving.inversely.skipped`

Situation

Midmar is a historic settlement situated north of Banchory and southwest of Inverurie. Its rural community developed around Midmar Castle, which dates back to the 16th century. The area is steeped in history, with three stone circles and a number of standing stones reflecting its rich prehistoric heritage.



The nearby village of Torphins provides a range of everyday amenities including a convenience store, doctor's and veterinary surgeries, post office, a pharmacy and a primary school. The larger towns of Inverurie (14 miles northeast) and Banchory (12 miles southeast) have a wider selection of shops, services and recreational facilities.

Aberdeen lies around 17 miles to the east and has all the amenities expected of a major urban centre, including extensive shopping, cultural attractions, restaurants and leisure facilities. There are regular rail services from Aberdeen, including a sleeper service, and Aberdeen International Airport provides excellent domestic and international connections. The Aberdeen Western Peripheral Route has significantly improved accessibility, providing faster and more direct routes around the city and to the south.

Independent schooling is available in Aberdeen at Albyn School, Robert Gordon's College and St Margaret's School for Girls, while Gordonstoun School is located approximately 64 miles to the north near Elgin. Local primary schooling is available at Midmar, with state secondary education provided at Alford Academy as well as at schools in Aboyne and Banchory.

Description

Upperhill Farm is a compact arable holding extending to approximately 25.88 hectares (63.96 acres), including the principal farmhouse and a range of traditional outbuildings.

Upperhill Farmhouse

The original part of the house dates back to 1900 and underwent a complete renovation in 1991, when a number of thoughtfully designed extensions were added. These include a front porch, a stunning sunroom now used as the sitting room, and, to the rear, a spacious dining kitchen and utility room.

The front entrance porch has windows on three sides, a tiled floor, and ample space for coats and boots. A glazed timber door leads into the hallway where there is a useful understairs cupboard and access to the family bathroom. The bathroom is well appointed, with both a bathtub and a separate shower.

From the hallway, to the right, is a double bedroom with a window overlooking the front. Also accessed from the hall is the living room, which features a small multi-fuel stove set on a slate hearth. A glazed door from the living room leads through to the generously sized dining kitchen. This bright and welcoming space has a good range of base and wall units with contrasting worktops, and windows on two sides and a Velux window above, allowing for an abundance

of natural light. The kitchen is equipped with an electric oven, ceramic hob with extractor hood above, a dishwasher and has ample space for a fridge freezer.

Leading on from the kitchen is a large utility room, providing excellent additional storage and space for appliances, alongside two storage cupboards and access to a WC with wash hand basin.

The sitting room is located within a beautiful conservatory, surrounded by large windows and a glazed door opening out onto the garden and paved patio. This room enjoys a superb position, making the most of the panoramic views across the surrounding countryside and hills beyond. An open-tread staircase rises from here to a fourth bedroom above.

The reception hallway houses the main staircase to the upper floor, with a Velux window providing natural light. On the first floor are a further two bedrooms, both with front-facing dormer windows and built-in wardrobes. The principal bedroom has an en suite shower room. There is also a smaller room on this level, ideal for use as a single bedroom or home office.

Grounds

The garden grounds lie to the front and side of the house, with areas of lawn and mature shrubs along the front boundary. A tarred yard separates the farmhouse from the farm buildings.

Access to the farm is via a section of track through Corrennie Forest, which is shared with two other residential properties.

Council Tax/ Rates

Upperhill Farm is Band G for Council Tax purposes. Aberdeenshire Council is the Local Authority

Services

The farmhouse is served by mains electricity and a private water supply. Heating is provided by an oil-fired central heating system with a Worcester Danesmoor boiler, and drainage is to a septic tank located within the title boundary.

Outbuildings

There is a range of traditional outbuildings extending to approximately 332 sqm. These include a U-shaped, stone-built steading of around 51 sqm with a floored loft over two parts of the steading; an infill cattle court extending to approximately 100 sqm; a lambing shed of about 61 sqm; and a general-purpose shed extending to around 120 sqm. The outbuildings benefit from mains electricity.

Land

The land extends to approximately 24.59 ha (60.77 acres) of agricultural ground. This is estimated to comprise around 22.64 ha (55.95 acres) of permanent grassland and approximately 1.95 ha (4.82 acres) of rough grazing.

The James Hutton Institute Land Capability for Agriculture Map classifies the land as Grade 4.2, which is capable of supporting a limited range of crops, primarily suited to grassland with some restricted potential for short arable breaks.

The land is generally south-west, south and south-east facing, lying between approximately 310 metres and 380 metres above sea level. The predominant soil type is free-draining mineral podzol. Field enclosures are bounded by a mix of electric fencing, rylock netting and barbed wire, and the land is equipped with four water troughs.

SEPA's indicative flood risk mapping shows no risk of river or surface water flooding.

Environmental Stipulations

All the land is designated as Disadvantaged and is situated within a Nitrate Vulnerable Zone (NVS).

IACS

All the farmland is registered for IACS purposes. The farm code is 66-040-0119

Basic Payment Scheme (BPS) 2026

The basic payment entitlements are available for sale by separate negotiation. The entitlements available are for Region 1 – 24.44.

Sporting

In so far as these rights form part of the property title, they are included within the sale.

Mineral Rights

The mineral rights are included.

Health and Safety

Appropriate caution must always be exercised during viewings, especially when in the farm buildings or fields.

Mortgage Finance

Bell Ingram are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals in confidence, please call Malcolm Taylor on 01307 462 516 or email malcolm.taylor@bellingham.co.uk

Stipulations

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents. 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 the Bank of Scotland 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 and the purchaser shall be deemed to have satisfied himself 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.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Important Notice

Bell Ingram, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

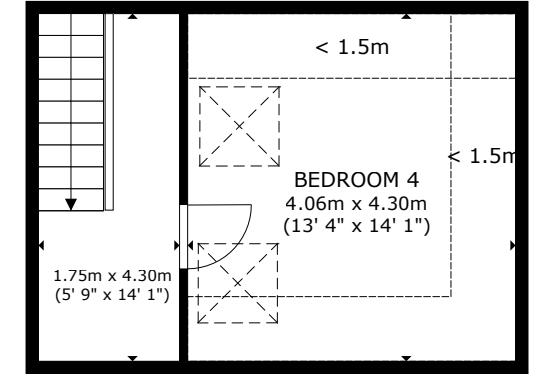
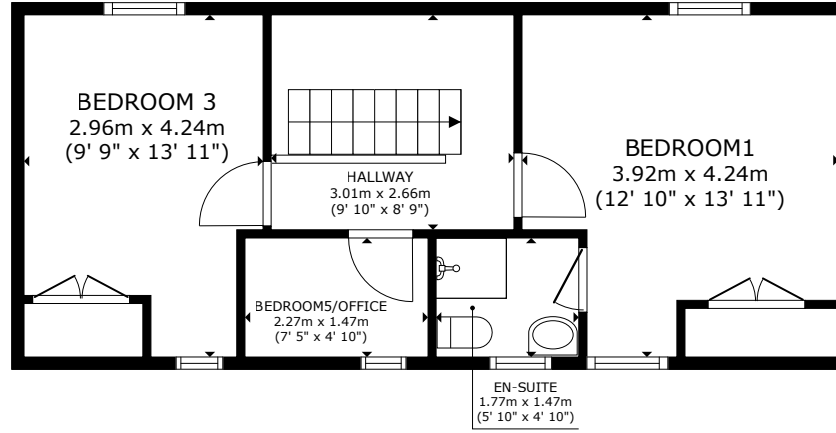
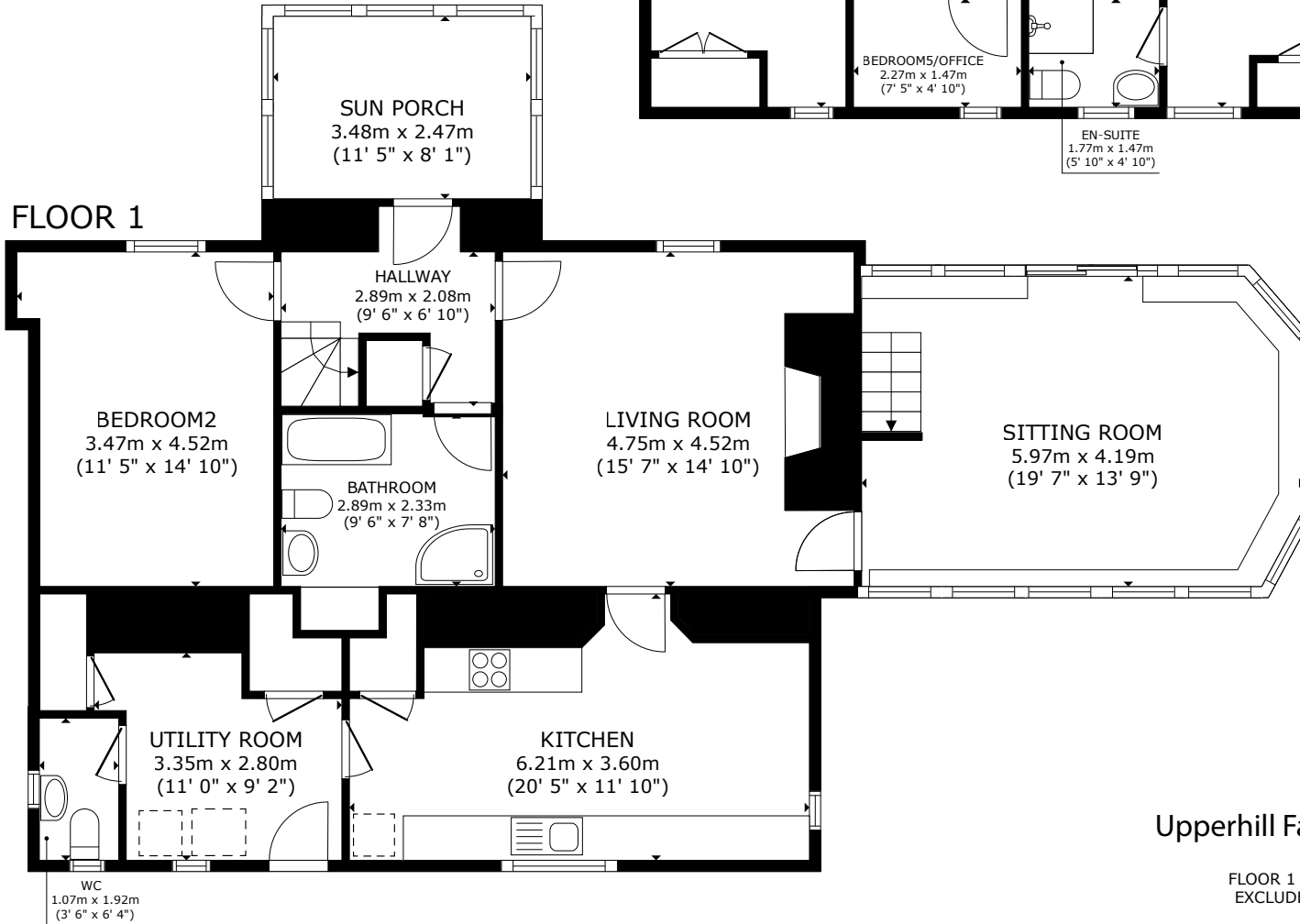
Field Schedule

Counter	LPID	Area (Ha)	BPS Ineligible Area
1	NJ/62928/08689	3.29	0.04
2	NJ/62933/08959	2.79	0.04
3	NJ/63018/08535	0.13	0.00
4	NJ/63034/09011	2.50	0.00
5	NJ/63035/08745	3.93	0.00
6	NJ/63127/08729	0.35	0.00
7	NJ/63144/09067	3.21	0.00
8	NJ/63161/08912	0.77	0.00
9	NJ/63181/08832	0.27	0.00
10	NJ/63240/08921	0.32	0.00
11	NJ/63243/09219	1.93	0.00
12	NJ/63296/09042	1.29	0.00
13	NJ/63328/09155	1.22	0.00
14	NJ/63344/09295	2.37	0.00
15	NJ/63369/09087	0.08	0.00
16	NJ/63460/09274	0.14	0.00





FLOOR 1

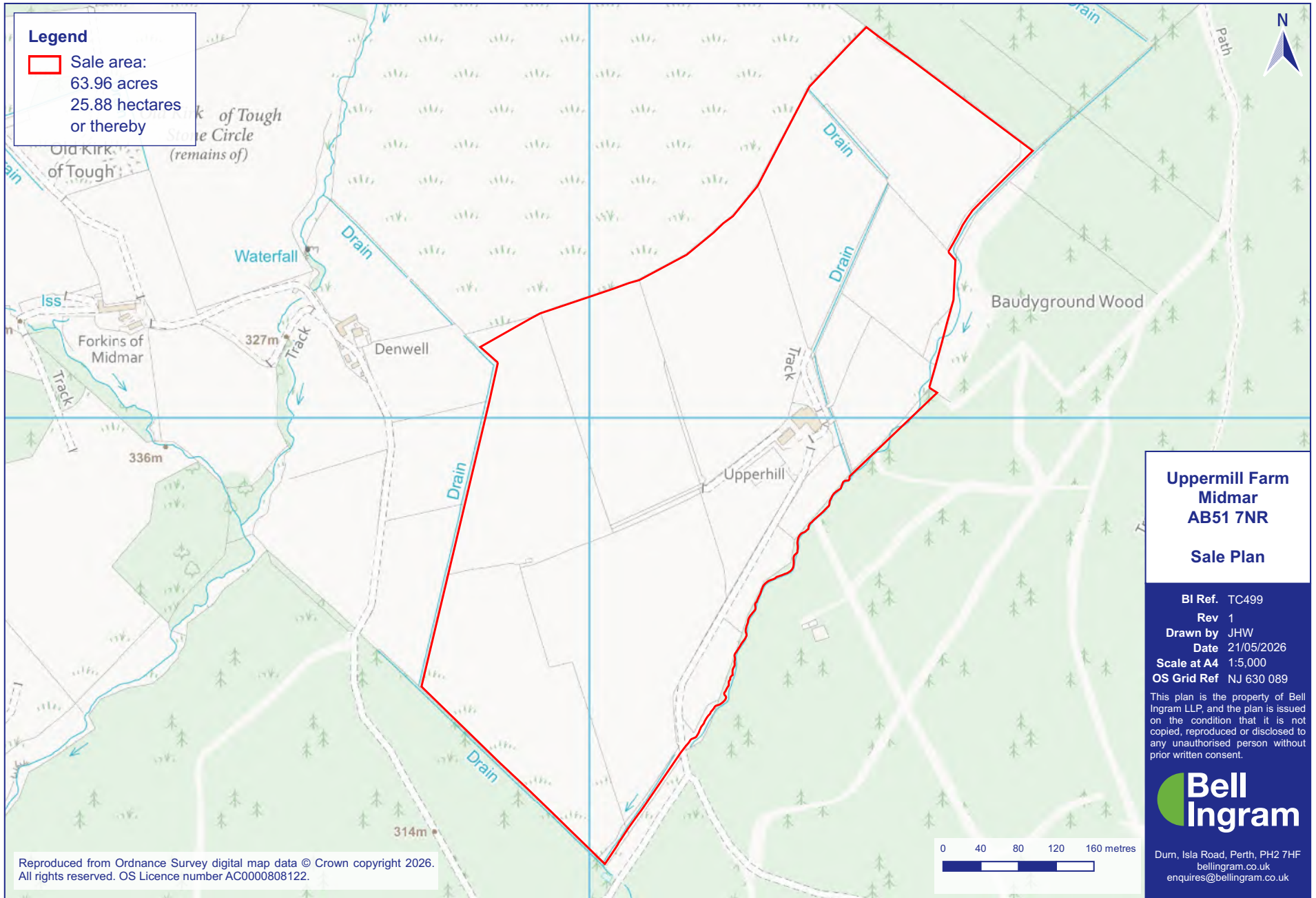


FLOOR 2

Upperhill Farm, Midmar, Aberdeenshire AB51 7NR

GROSS INTERNAL AREA
 FLOOR 1 113.7 m² (1,224 sq.ft.) FLOOR 2 58.8 m² (633 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 9.3 m² (100 sq.ft.)
 TOTAL : 172.6 m² (1,858 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Legend

Sale area:
63.96 acres
25.88 hectares
or thereby

**Uppermill Farm
Midmar
AB51 7NR**

Sale Plan

BI Ref. TC499
 Rev 1
 Drawn by JHW
 Date 21/05/2026
 Scale at A4 1:5,000
 OS Grid Ref NJ 630 089

This plan is the property of Bell Ingram LLP, and the plan is issued on the condition that it is not copied, reproduced or disclosed to any unauthorised person without prior written consent.



Durn, Isla Road, Perth, PH2 7HF
 bellingham.co.uk
 enquires@bellingham.co.uk

Reproduced from Ordnance Survey digital map data © Crown copyright 2026.
 All rights reserved. OS Licence number AC0000808122.







Dum, Isla Road, Perth PH2 7HF
Tel: 01738 621 121
www.bellingram.co.uk enquiries@bellingram.co.uk

