



Fasque House Estate Fettercairn AB30 1DN

- Unique Development Opportunity
- Mature Historic Landscape
- Total Site extends to 150 acres / 60.66 hectares or thereby
- Planning Consent in Place for Residential Development

LOCATION

The Fasque House Estate is located north-west of Laurencekirk off the B974 Cairn a Mount Road, approximately 1 mile from Fettercairn.

The subjects lie within the Policies of Fasque House and Fasque lies approximately six miles from Laurencekirk within the southern area of Aberdeenshire, approximately equidistant between Aberdeen to the north and Dundee to the south.

Fasque lies on the western flank of the fertile Mearns area at the foot of the Cairn Na Mount, which is one of the links across the hills to the rear of the site connecting in with Deeside to the north.

The property benefits from its close proximity to Laurencekirk, which has a national rail link and to the A90 Aberdeen-Dundee trunk road. With the recent opening of the Aberdeen Western Peripheral Route, links to the west and north of Aberdeen have been significantly improved, notably the accessibility to Aberdeen Airport and the industrial areas to the north and north-west of the city. The undernoted are key distances and estimated travel times.

Aberdeen - 35 miles / 45 minutes
Dundee - 37 miles / 45 minutes
Edinburgh - 100 miles / 2 hours

Fasque House is located approximately six miles from Laurencekirk, approximately 35 miles south of Aberdeen and 37 miles north of Dundee. The original Fasque House has been refurbished and is used as a wedding and corporate venue and occupies attractive, mature and well-maintained policies. For the avoidance of doubt, Fasque House does not form part of the sale.

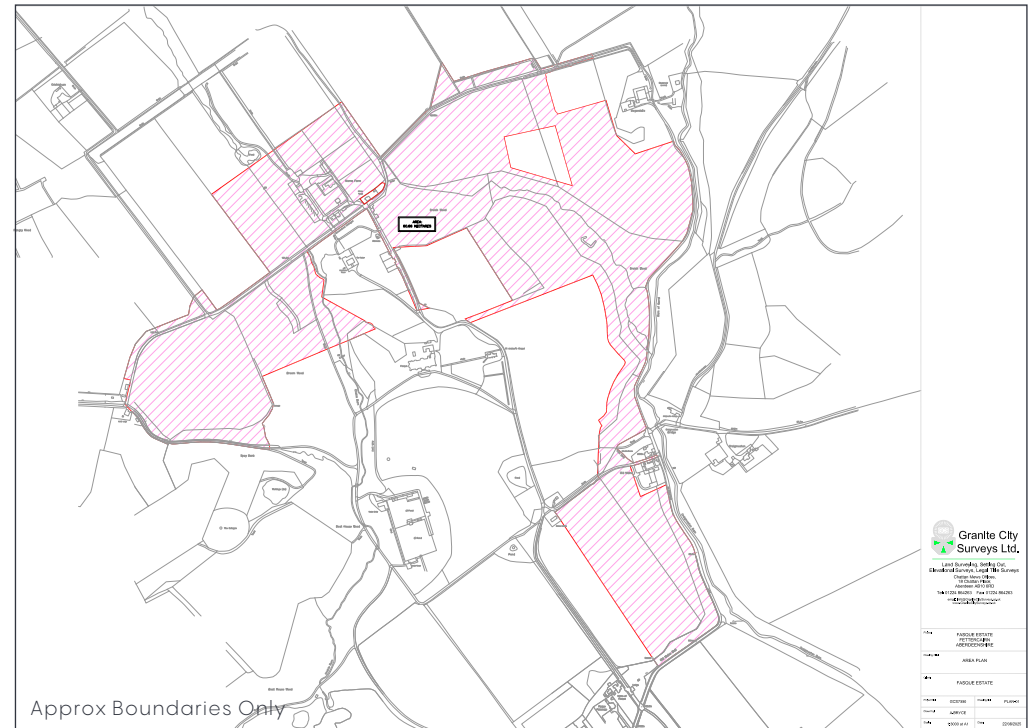
DESCRIPTION

The subjects comprise the balance of the policies which lie predominantly to the north and west of the site around the margins resulting in minimal impact on the primary building, Fasque House.

As indicated, the total site is understood to extend to 150 acres / 60.66 hectares or thereby. The development area is estimated to extend to 100.0 acres / 40.5 hectares or thereby and has been split into 8 N° identifiable zones.

Each of the zones may be summarised as follows:

- **Zone 1** — extending to 6.5 hectares / 16.12 acres or thereby comprising 30 N° market house plots and 4 N° social affordable unit plots.
- **Zone 2** — extending to 2.6 hectares / 6.4 acres or thereby and comprising 7 N° Plots.



- **Zone 3** — extending to 5.3 hectares / 13.1 acres or thereby, high-density mixed-use development comprising 21 N° detached unit plots and 28 N° terraced/semi-detached unit plots together with commercial element comprising land for a potential restaurant and farm shop.
- **Zone 4** — extending to 2.37 hectares / 5.8 acres or thereby, 5 N° residential plots for detached dwellings.
- **Zones 5 & 6** — comprises 4 N° residential plots each with large gardens/paddocks and a potential equestrian centre occupying a site extending to circa 2.0 acres. In addition, there are two further areas of paddock grazing which we understand extends to 5.26 hectares / 13.0 acres or thereby.
- **Zone 7** — is an area that has been identified for potential future development extending to 1.3 hectares / 3.2 acres or thereby. This area at present has no formal planning consent but it is envisaged that there is prospect for development for 6 N° detached tourist units.
- **Zone 8** — extending to 6.05 hectares / 14.93 acres or thereby and comprising 11 N° residential plots in total comprising 8 N° detached and 3 N° terraced.

In addition, there is a detached Bothy and small area of ground which is in a dilapidated condition but is currently under offer together with an obligation to repair the bothy as it is a Category C Listed Building.

Finally, the balance of the land comprises arable land and woodland.

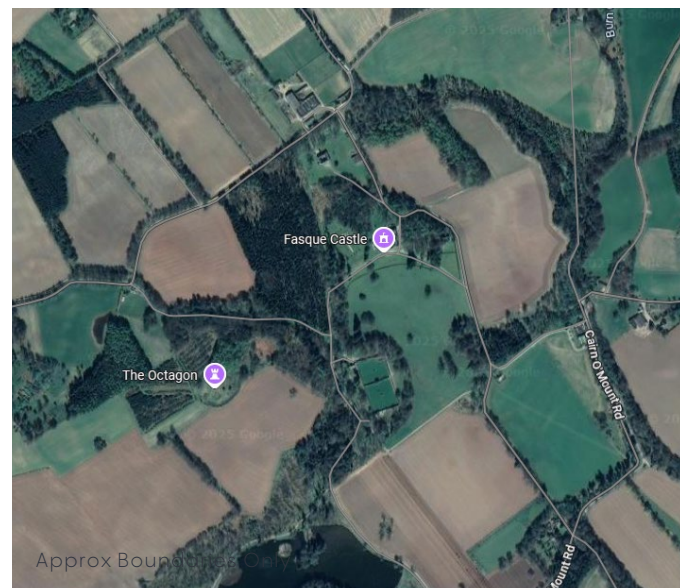
The total site area of 150 acres / 60.66 hectares and the above allocations of the various zones and elements of the site are given as estimations.

PLANNING

The subjects benefit from detailed Planning Consent which has been implemented. The Planning details can be found on the Aberdeenshire Council website under Application Numbers—

APP/2016/3282 & 3284

APP/2015/0744 & 0743



VAT

All prices, rents and premiums quoted are exclusive of VAT that may be applicable.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in this transaction. Purchaser responsible for any land and building transaction tax, LBTT, and registration dues as appropriate.

VIEWING AND OFFERS

By prior arrangement with the Sole Selling Agent to which all formal offers should be submitted.

OFFERS

The subjects are available as a Whole or in individual Lots. The seller may consider a form of partnership to undertake the development with further details available from the Sole Selling Agent.

To arrange a viewing please contact:



Andrew Dandie

Partner

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: November 2025

