



LAND AT BARNES OF CRAIG

MONTROSE

Galbraith



LAND AT BARNS OF CRAIG, MONTROSE, DD10 9TB

An exceptional opportunity to acquire fertile land in a highly sought after location.

Montrose 0.9 miles ■ Dundee 28 miles
Aberdeen 41 miles ■ Edinburgh 91 miles

About 444.21 acres (179.77 hectares) or thereby

- Predominately Grade 3.1 land capable of potato, arable and vegetable production
- Situated in one of Scotland's most desirable farming areas
- Excellent access via public roads
- Strategic land development opportunity
- Irrigation dam

FOR SALE AS A WHOLE OR IN TWO LOTS

Galbraith

Perth
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SITUATION

Barns of Craig is situated in the desirable farming region of Angus just 1 mile south of the coastal town of Montrose. Much of the land overlooks the Montrose basin enjoying the rich coastal scenery it offers. The city of Aberdeen lies 41 miles to the north and the city of Dundee just 28 miles to the southwest. Montrose provides a range of daily amenities including shops, supermarkets, local retailers.

Angus is renowned for its productive and fertile lands capable of producing high yields for an extensive range of crops, the area is well known for its vegetable and potato production. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers which can provide additional farming resources if required, including grain drying, storage and haulage facilities just 1.4 miles to the north of the land. The livestock market at Thainstone, Aberdeen, about 50 miles north, has regular sales.

DESCRIPTION

Barns of Craig extends to 444.21 acres (179.77 hectares) or thereby of predominately Grade 3.1 arable land. The land is currently farmed over 19 enclosures and benefits from excellent access off a series of public roads. The predominant land use has been arable cropping and the rotation has included potatoes, cereals, and vegetables, it is understood to ripen early and produce high yields. The land rises from sea level at its lowest to 65m above sea level at its highest point. According to the James Hutton Institute the majority of the land contains freely drained Brown Earth soils.



The land at Barns of Craig sits in two neat blocks which are split by a series of minor roads. The land's location offers strategic development potential with the land surrounding the settlement of Ferryden, a natural extension of the town of Montrose. An irrigation dam is available between Fields 5 and 7, any relevant water abstraction licenses in place will be transferred to the successful purchaser.

METHOD OF SALE

Barns of Craig is offered for sale as a whole or in two lots.

Lot 1 Land extending to 279.87 acres (113.26 hectares) or thereby.

Lot 2 Land extending to 164.35 acres (66.51 hectares) or thereby.

FIELD SCHEDULE

Map No	LPID	Ha	Ac	2019	2020	2021	2022	2023	2024
Lot 1									
1	NO/69211/55626	6.91	17.07	SB	SB	WPOT	SB	WOSR	WW
2	NO/69335/56135	4.28	10.58	SB	SB	WPOT	WW	WOSR	WW
3	NO/69352/56332	4.57	11.29	FALW	FALW	FALW	SPOT	FALW	FALW
4	NO/69366/55397	12.09	29.87	WW	SB	SB	SB	SB	SB
6	NO/69480/55789	18.2	44.97	WPOT	SB	SB	WRYE	WW	SB
5,7,8	NO/69949/55629	40.66	100.47	SB	SB/WPOT	SB	SB/WW	WOSR	WW
9	NO/69719/56093	6.63	16.38	SB	SB	WPOT	SB	WOSR	WW
10	NO/70035/56310	10.91	26.96	SB	SB	WPOT	SB	WOSR	WW
11	NO/70095/56113	5.09	12.58	FALW	WPOT	WW	SB	WRYE	WW
Lot 1 RYB & Other Land		3.92	9.69						
Lot 1 Subtotal		113.26	279.87						
Lot 2									
12	NO/70541/55824	2.6	6.42	SB	SB	WPOT	WW	SB	SB
13	NO/70584/56028	4.76	11.76	SB	SB	WPOT	WW	SPP	SB
14	NO/70671/56330	12.09	29.87	WW	SB	SB	SB	WOSR	SB
15	NO/70932/56134	8.94	22.09	WW	SB	SB	SB	SB	SB
16	NO/70957/55887	10.32	25.50	WOSR	WW	SB	SB	WPOT	SB
17	NO/71213/56177	4.5	11.12	SB	SB	SB	SB	WPOT	WW
18	NO/71459/55919	18.12	44.77	SB	SB	SB	WPOT	SB	WRYE
19	NO/71767/56020	5.08	12.55	WW	SB	WPOT	SB	WOSR	WW
Lot 2 RYB & Other Land		0.1	0.25						
Lot 2 Subtotal		66.51	164.35						
Total		179.77	444.21						

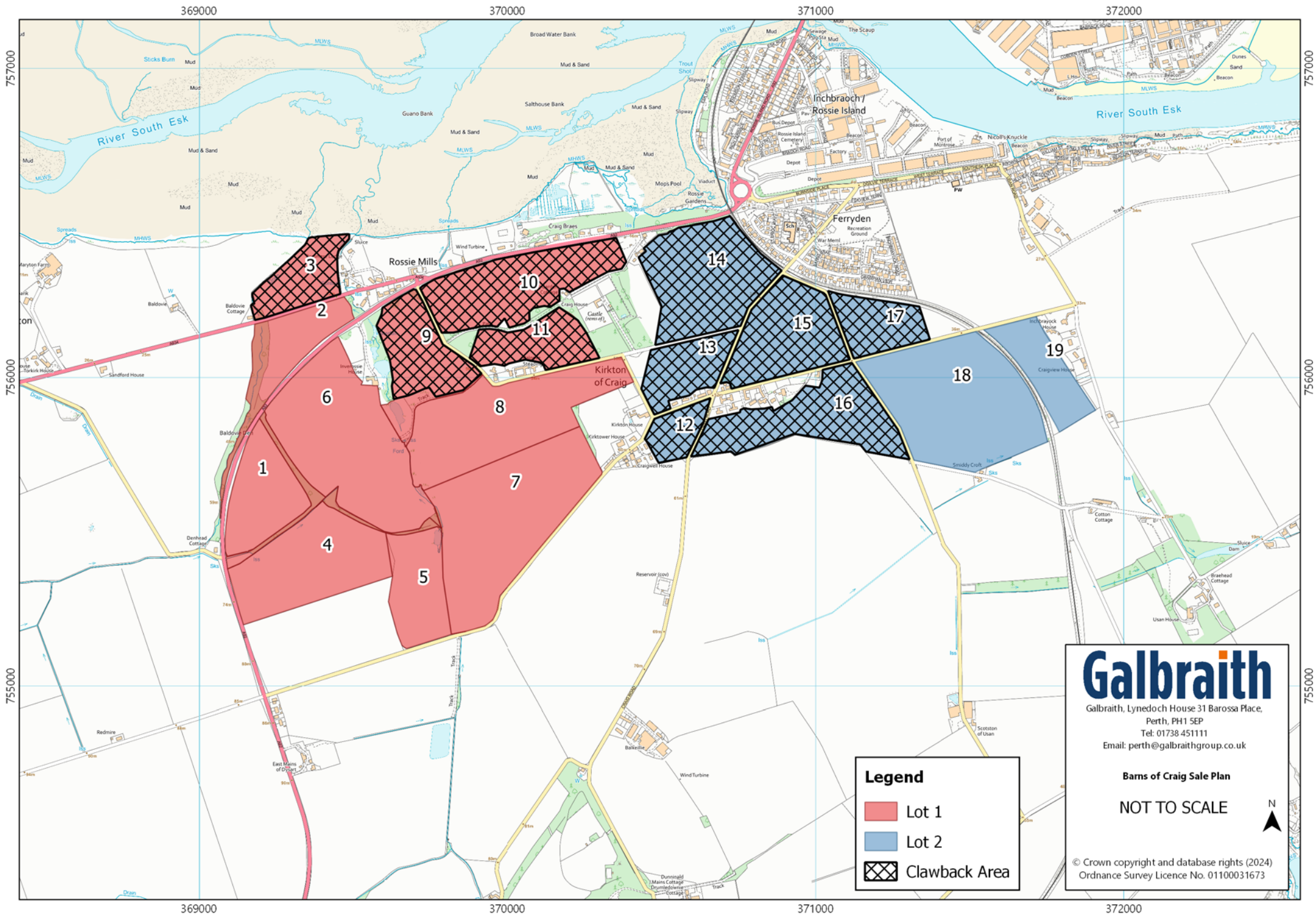
IACS

All the farmland is registered for IACS purposes and the farm code is 134/0010.

BASIC PAYMENT SCHEME (BPS) 2024

The Basic Payment Entitlements will be available for sale by separate negotiation.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid out under the Cross Compliance



Legend

- Lot 1
- Lot 2
- Clawback Area

Galbraith

Galbraith, Lynedoch House 31 Barossa Place,
Perth, PH1 5EP
Tel: 01738 451111
Email: perth@galbraithgroup.co.uk

Bams of Craig Sale Plan

NOT TO SCALE



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rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.

ENVIRONMENTAL STIPULATIONS

The farm sits within the Strathmore and Fife Nitrate Vulnerable Zone

LOCAL AUTHORITY

Angus Council, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Perth: Scottish Government Agriculture and Rural Economy, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 4RX. Tel 0300 2445400

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

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

CLAWBACK

The missives of sale of Lot 1 and Lot 2 will be subject to the purchaser(s) granting a new standard security in favour of the current Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the holding identified by hatching on the sale plan, being obtained subsequent to the date of entry for a period of 30 years.

INGOING VALUATION

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

1. All cultivations and growing crops 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.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries 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 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 8% over Bank of Scotland borrowing rate.

DEPOSIT

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.



DIRECTIONS

Heading east from Dundee, take the B959 to Arbroath Road/A92 and follow the A92 to Angus for 24.7 miles until you reach a crossroads; a signpost for Rossie and Craig will be visible to the right, take this right exit. Follow the road for 1.2 miles to Craig Road, land at Barns of Craig is found on both the right and left-hand side.

POST CODE

DD10 9TB

WHAT3WORDS

///dispenser.marginal.crest

SOLICITORS

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

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

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Stirling office on 01786 435047. Email: alistair.christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

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7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

8. Photographs taken in October 2024





Galbraith



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