

UPPER COULLIE, NETHER COULLIE AND LAND AT CAIRNTON

LAURENCEKIRK, ABERDEENSHIRE



CKD Galbraith





UPPER COULLIE, NETHER COULLIE AND LAND AT CAIRNTON, LAURENCEKIRK ABERDEENSHIRE, AB30 1SQ

Aberdeen 29 miles, Dundee 40 miles

A highly productive arable farm in the Howe of the Mearns

- 4 bedroom cottage, recently renovated
- Modern farm buildings
- 372 acres (151 ha) prime arable land (mainly Grade 2)
- South east facing
- Payment region 1 for Basic Payment Scheme

For sale as a whole or in 4 lots

About 385 acres (156 ha)



Selling Agents

CKD Galbraith
59 George Street
Edinburgh, EH2 2JG
0131 240 6960
edinburgh@ckdgalbraith.co.uk
www.ckdgalbraith.co.uk

Solicitors

J & H Mitchell
51 Atholl Road
Pitlochry, PH16 5BU
01796 472606
email: j@hmittell.co.uk
www.jandhmittell.com

SITUATION

The property for sale is situated in the Howe of Mearns in eastern Scotland approximately 4 miles north of Laurencekirk, 29 miles south of Aberdeen and 40 miles north Dundee.

Laurencekirk provides good local shops whilst a wider range of shopping and commercial facilities are available in nearby Brechin, Montrose and Stonehaven.

The A90 trunk road from Dundee to Aberdeen can be reached within 5 minutes by car. There are regular commuter rail and bus services from Laurencekirk to Aberdeen, Dundee and Edinburgh. Upper Coullie is in the catchment area for Mearns Academy Laurencekirk and Auchenblae Primary School.

There is a thriving machinery ring based at Laurencekirk, which supplies a wide range of machinery and labour services for its members. A number of grain and potato merchants are located in the area and livestock markets at Thainstone (Inverurie) and Forfar provide excellent outlets for crops and livestock produced on the farm.

The local area offers an abundance of recreational and sporting amenities including golf, salmon and sea fishing, shooting, hill walking and other outdoor pursuits.

METHOD OF SALE

Upper Coullie is offered for sale as a whole or in 4 lots as follows:-

- | | |
|-------|--|
| Lot 1 | Upper Coullie Cottage, garden and paddock - about 1.53 acres |
| Lot 2 | Land at Upper Coullie - about 164.17 acres |
| Lot 3 | Land at Nether Coullie - about 107.41 acres |
| Lot 4 | Land at Cairnton - about 112.35 acres |

DESCRIPTION

Upper Coullie, Nether Coullie and the land at Cairnton form a highly productive, arable holding in an area renowned for its fertile soils. It includes an excellent four bedroom cottage which has recently been upgraded together with useful, modern farm buildings.

Upper Coullie Cottage is a delightful family home situated at the heart of the land for sale which enjoys extensive views and benefits from full double glazing and oil fired central heating.

The farm buildings provide good general storage and cattle housing facilities. Apart from about 6 acres of permanent pasture all the land is prime arable ground capable of growing a wide range of crops including wheat, spring and winter barley, oil seed rape, potatoes, daffodil bulbs, vegetables and soft fruit.

The land at Upper Coullie and Cairnton lies on a gentle south facing slope whilst the land at Nether Coullie is level. The majority of the land is classed as Grade 2 by the James Hutton Institute.

Lot 1 - Upper Coullie Cottage and paddock – approx 1.53 acres

Upper Coullie Cottage provides charming family accommodation constructed from stone under a pitched slate roof with stunning views over the surrounding countryside and in particular to the east and south. The well-appointed accommodation is arranged over two storeys and includes sitting room, kitchen, four bedrooms and bathroom. The cottage is double glazed throughout and heated with oil central heating. Outside there is a garage, outbuildings and a garden with areas of lawn. Directly in front of the cottage is an excellent paddock extending to approximately 0.8 acres and ideal for horses.

Lot 2 – Land and buildings at Upper Coullie – approx 164.77 acres

The land at Upper Coullie is classified by the James Hutton Institute as grade 2 and 3(1). It lies between 250 and 370 feet above sea level, is currently divided into 8 enclosures and can be analysed as follows:-

Arable:	153.69 acres
Permanent Pasture:	6.22 acres
Other	4.26 acres
Total	164.17 acres

The farm buildings are located in a yard to the west of Upper Coullie Cottage and provide a useful range of modern farm buildings including:

- slatted cattle court (120 ft x 40 ft) of concrete frame construction, steel cladding and corrugated asbestos roof with feed passage and barriers.
- cattle court (120 ft x 50 ft) of concrete frame construction, brick walls and corrugated asbestos roof with concrete floor, feed passage and barriers.
- straw shed (120 ft x 36 ft) of concrete frame construction, block walls and corrugated asbestos roof.

Lot 3 – Land at Nether Coullie – approx. 107.41 acres

The land at Nether Coullie is classified by the James Hutton Institute as grade 2, lies at about 250 feet above sea level, is currently divided into 5 enclosures and can be analysed as follows:-

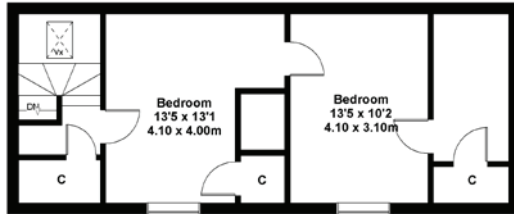
Arable:	106.60 acres
Other:	0.81 acres.



Upper Coullie Cottage



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent of PotterPlans www.potterplans.co.uk



FIRST FLOOR

Lot 4 – Land at Cairnton – approx. 112.35 acres

The land at Cairnton is classified by the James Hutton Institute as predominantly grade 2 with areas of grades 3(1) and 3(2). It lies between about 250 and 370 feet above sea level, is currently divided into 3 enclosures and can be analysed as follows:-

Arable: 111.61 acres
Other: 0.74 acres

FURTHER INFORMATION

Viewing:
Strictly by appointment with CKD Galbraith.

Directions:
See enclosed location plan

Local Authorities

Aberdeenshire Council
Kincardine and Mearns Area Office
Viewmount
Arduith Road
Stonehaven
AB39 2DQ
01569 768200

Scottish Government Rural Payments & Inspections Directorate
Thainstone Court
Inverurie
Aberdeenshire
AB51 5YA
Tel: 01467 626222
Email: SGRPID.thainstone@scotland.gsi.gov.uk

Council Tax

Upper Coullie Cottage falls within band C for Council Tax purposes.

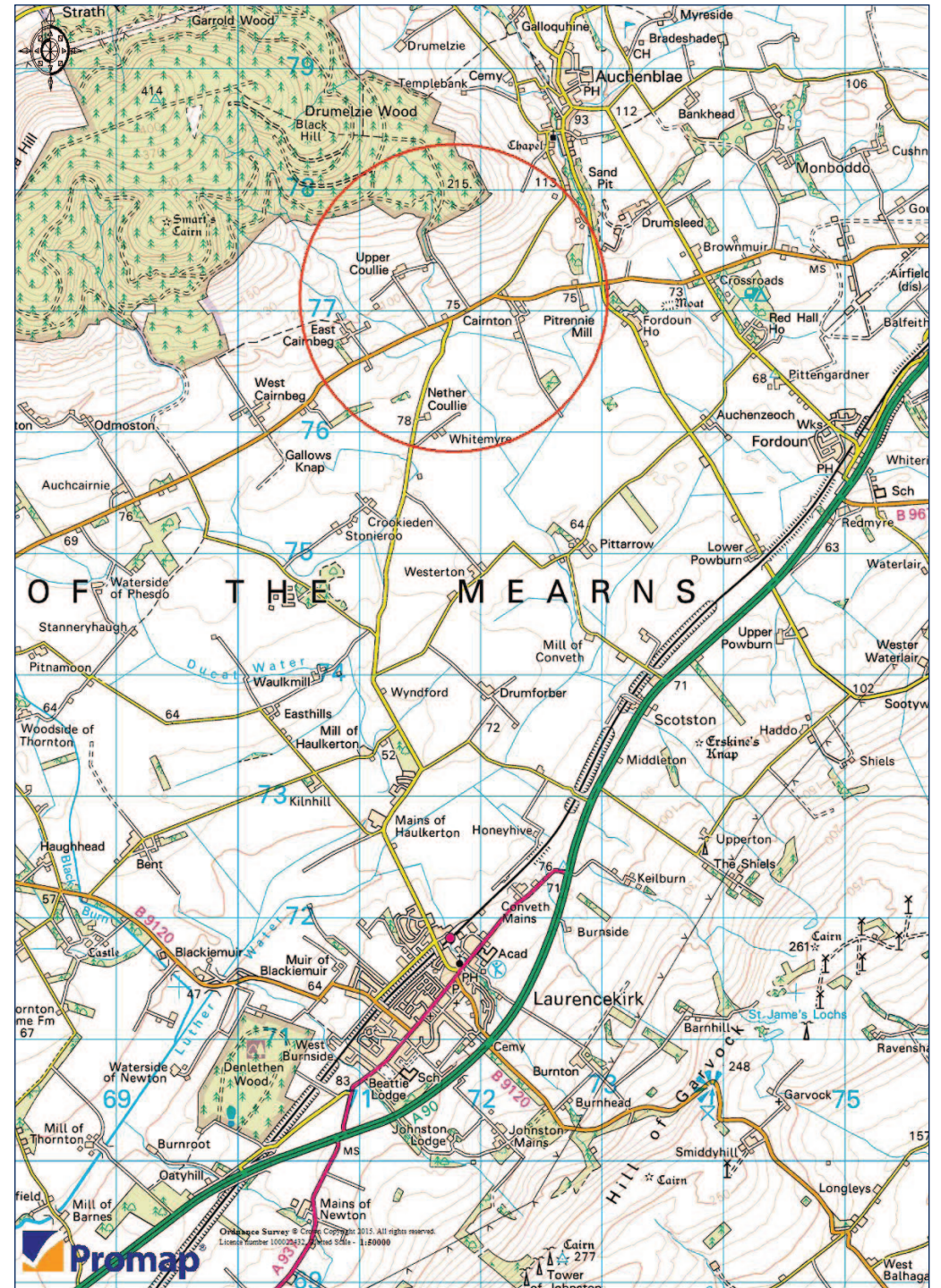
Access

Lots 2, 3 & 4 adjoin public roads.
Access to Lots 1 and 2 is over the private road marked A - B - E on the plan. This road forms part of the farm and the owners of Upper Coullie Farmhouse (A - B - D) and Mid Coullie (A - B - C) have rights of access over it.

There are rights of access over the track marked F-G in favour of third parties. A public footpath crosses lots 2 and 4

Nitrate Vulnerable Zone

The land for sale lies within the Strathmore and Fife Nitrate Vulnerable Zone.



Energy Performance Rating

Upper Coullie Cottage falls into band F.

Services

Lot 1 - private water, mains electricity, private drainage

Lot 2 - private water, mains electricity.

Lot 4 - mains water

Ingoing Valuation

The purchaser(s) of Lots 2, 3 and 4, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:-

- All cultivations carried out valued on a labour and machinery basis.
- All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with the increment representing the enhanced value of the establishment and age of such crops.
- The sellers' Basic Payment Entitlements apportioned to the land for sale.

Basic Payment Scheme

The majority of the land is eligible for claiming Basic Payments.

The buyer/s will take over and pay for at valuation the Basic Payment Scheme Entitlements established on the land for sale. The Entitlement established on field 9 will be taken over by the buyer of lot 3 at valuation on expiry of the Short Limited Duration Tenancy referred to under "Potato and Bulb Land" below. Any payments relating to the 2015 scheme year will, if appropriate, be retained by the seller. If applicable, the buyer/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 down under the Cross Compliance Rules of the Basic Premium Scheme 2015 for the rest of the scheme year.

All the eligible land is classified Payment Region 1.

Potato and Bulb Land

The buyer/s of Lots 3 and 4 will be obliged to enter into Short Limited Duration Tenancies in favour of the sellers in respect of field number 17 (Lot 4) and about 18 acres of field 9 (Lot 3) until 30th November 2015 and 31st July 2016 respectively.

Further details are available from the selling agents.

Sporting Rights

The sporting rights are available with vacant possession.

Grant Schemes

There are no current forestry, conservation, building or other grant schemes.

Servitude Rights and Wayleaves etc.

The property is sold subject to all existing servitude and wayleave rights. A gas pipe and power lines cross the property. All payments have been capitalised.

If sold in lots, all necessary rights of access, servitudes and wayleaves will be granted and reserved as appropriate.

Boundary fence

In the event that lot 1 is sold separately from lot 2 the sellers will erect and pay for a new stock fence along the western boundary of lot 1 before the date of entry.

Renewable Energy

In the event that planning consent is granted for any renewable energy development on the subjects of sale in the ten year period from the date of entry, the purchaser and his/her successors will be obliged to enter into an agreement with the sellers whereby the purchaser and his/her successors will pay the sellers either a) a sum equivalent to 30% of the increase in value of the property or b) a sum equal to 30% of any income receivable under a lease or c) a sum equal to 30% of the income received by the purchaser and his successors for the generation, distribution and sale of electricity.

Entry

By arrangement

Important Notes

- 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.
- Areas, measurements and distances are given as a guide. They are based on the IACS plans and estimations calculated by CKD Galbraith using Promap software. 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 working order of services and appliances.
- These particulars shall not be binding on our clients whether acted on 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. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD 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.

6. Formal offers should be submitted, through a Scottish lawyer, to CKD Galbraith, 59 George Street, Edinburgh, EH2 2JG.

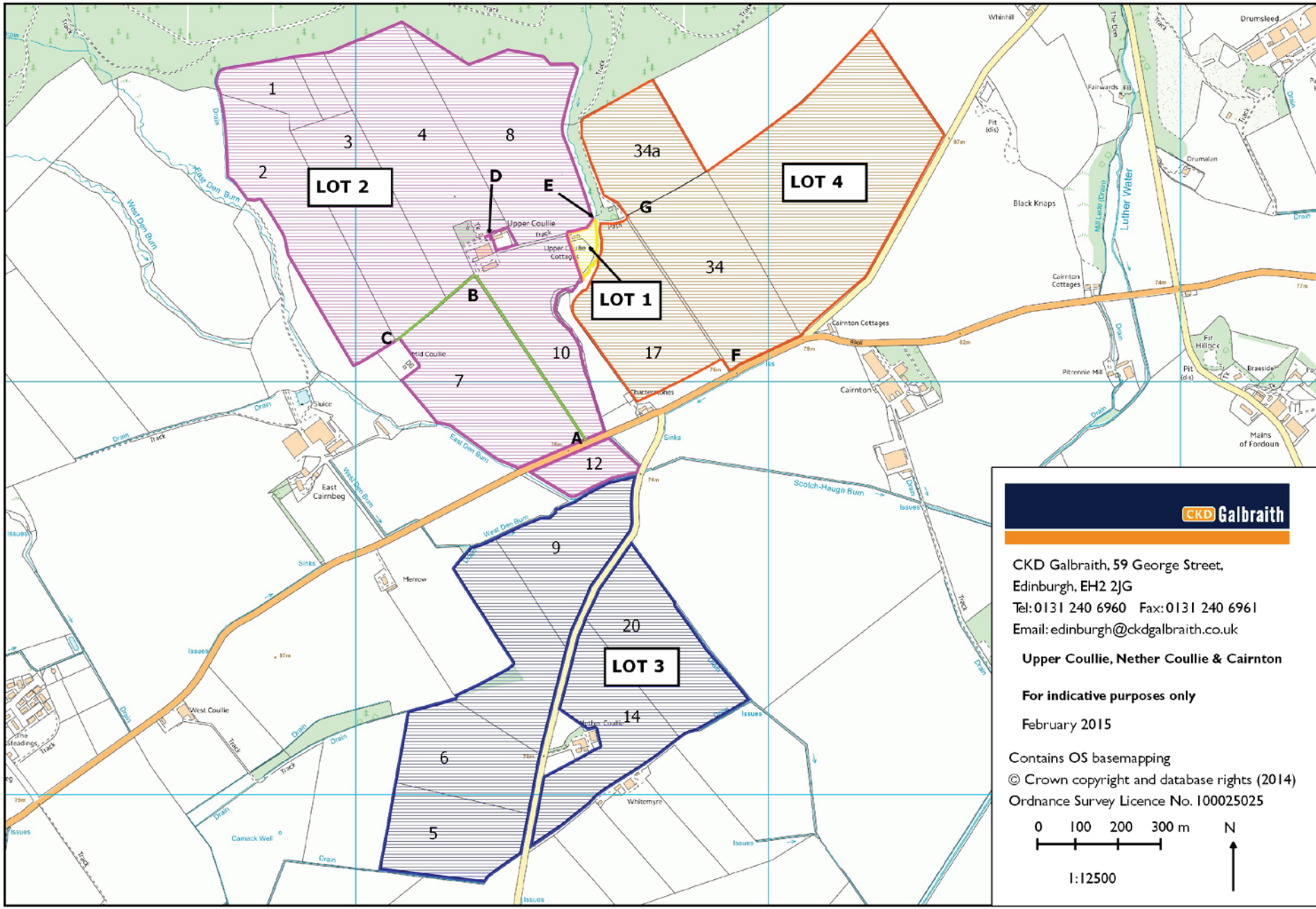
7. Third party Rights and Servitudes. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

8. A deposit representing 10% of the purchase price/s will be payable on conclusion of missives.



Area schedule

Lot	No. on Plan	Field No.	Arable		Permanent Pasture		Other		Total	
			Ha	Acres	Ha	Acres	Ha	Acres	Ha	Acres
1	pt 10	No/71463/77103	0.34	0.84					0.34	0.84
	N/A	N/A					0.28	0.69	0.28	0.69
Total			0.34	0.84			0.28	0.69	0.62	1.53
2	1	No/70785/77708			2.52	6.22			2.52	6.22
	2	No/70901/77337	9.79	24.19					9.79	24.19
	3	No/71021/77431	9.57	23.64					9.57	23.64
	4	No/71169/77541	11.94	29.50					11.94	29.50
	8	No/71411/77568	11.66	28.81					11.66	28.81
	10	No/71463/77103	6.25	15.44					6.25	15.44
	12	No/71566/76787	2.08	5.13					2.08	5.13
	7	No/71318/76976	10.92	26.98					10.92	26.98
	N/A	N/A					1.73	4.26	1.73	4.26
Total			62.21	153.69	2.52	6.22	1.73	4.26	66.46	164.17
3	9	No/71449/76465	14.18	35.03					14.18	35.03
	6	No/71265/76084	6.44	15.91					6.44	15.91
	5	No/71219/75897	6.29	15.54					6.29	15.54
	14	No/71628/76143	7.86	19.42					7.86	19.42
	20	No/71748/76341	8.38	20.70					8.38	20.70
	N/A	N/A					0.33	0.81	0.33	0.81
Total			43.15	106.60			0.33	0.81	43.48	107.41
4	pt 17	No/71697/77139	8.34	20.63					8.34	20.63
	pt 34	No/72090/77523	36.82	90.98					36.82	90.98
	N/A	N/A					0.30	0.74	0.30	0.74
Total			45.16	111.61			0.30	0.74	45.46	112.35
TOTALS			150.86	372.74	2.52	6.22	2.64	6.50	156.02	385.46



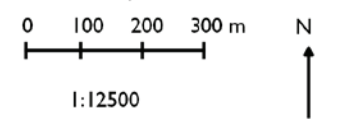
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Upper Coullie, Nether Coullie & Cairnton

For indicative purposes only

February 2015

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Lot 2 + 3



Lot 4



Lot 2



Lot 2

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