

THE HATTON

CARNOUSTIE, ANGUS







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Carnoustie, Angus

Carnoustie – 3 miles • Dundee – 13 miles • Aberdeen – 59 miles • Edinburgh – 74 miles

EXTENSIVE CLASS 1, 2 & 3 ARABLE FARM ON THE ANGUS COAST

Lot 1

Farmhouse (2 reception rooms and 4 bedrooms)

Grieves Cottage (3 bedrooms)

Modern farm buildings

310 acres arable

76 acres permanent pasture

Lot 2

150 acres arable

Lot 3

106 acres arable

6 further farm cottages available in addition

ABOUT 672 ACRES (272 HECTARES) IN TOTAL
FOR SALE AS A WHOLE OR IN UP TO 3 LOTS

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Savills Edinburgh

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SITUATION

The Hatton is situated on the east coast of Scotland, between the towns of Carnoustie and Arbroath, in an area renowned for the quality of its arable farms and know locally as the "Golden Mile".

The county of Angus comprises productive farmland, sandy beaches and glorious heather glens and extends from Dundee in the southwest to Montrose in the north east. The area is known particularly for its production of soft fruit, vegetables, potatoes and bulbs, as well as being home to the iconic Aberdeen Angus breed of cattle. Many of Scotland's most recent agricultural pioneers originate from the coastal "Golden Mile", inspired and enabled by the underlying quality of the farms in the region.

Recreational activities are diverse and include fishing on the Rivers North and South Esk, traditional field sports in the Angus Glens and shooting on local estates.

However, it is for golf that the local area around Hatton is particularly well known. It is only 3 miles from Carnoustie which hosted The British Open Golf Championship in 1999 and 2007.

There are a number of other fine local links courses including Arbroath (adjoining the farm to the north), Panmure and Monifieth. Carnoustie and Arbroath are well served by shops, business facilities, leisure centres and both primary and secondary schools. Private schooling is available at Dundee High School. There is a railway station at Carnoustie, and a mainline station at Dundee with East Coast mainline services to Aberdeen, Edinburgh and the south. Dundee offers all the business, retail and leisure services expected of a major city, together with a regional airport with direct flights to London Stansted.

Angus is well served by agricultural merchants and dealers and there is a successful local machinery ring which can provide additional resources as and when required. Grain and potatoes are shipped directly from Dundee and Montrose and there is a livestock mart at Forfar.



DESCRIPTION

The Hatton is an extensive arable and stock unit extending to 672 acres in total with a traditional farmhouse, cottage and a well equipped modern steading.

The land, ranging from the foreshore to 40m, is predominantly flat with some undulating ground towards the wooded den and has a mainly southerly aspect. The arable land is classified as Class 1, 2 and 3(i) by the James Hutton Institute for Soil Research and has excellent working depth consistently across the farm. The soil is described as a medium red sandstone loam deriving from the Panbride series. It is a farm capable of growing high quality crops and producing consistently high yields.

The fields are of a good workable size and layout, well drained and are capable of growing excellent yields of the full range of arable and vegetable crops. The farm benefits from two boreholes providing water throughout the farm via roll flat piping. All of the fields are accessed by a network of private or public roads.

Reported typical yields are as follows:

Crop	Yield (t/acre)
Winter Wheat	3.8-4.3
Winter Barley	3.8-4.25
Spring Barley	2.8-3.1

All of the cereals are farmed in hand and land let for annually for potatoes. No oil seed rape has been grown since 2007. Outdoor pigs are annually rotated around the old aerodrome on a three year basis, with the muck being spread back on the fields. There are currently 30 cattle that are outwintered on the Links field.

A seven year cropping history is noted opposite:

Field No.	Field Name	2009	2010	2011	2012	2013	2014	2015
Lot 1								
1	Back of the House Top	WB*	SB*	POTS	WW	TRIT*	WB*	WB*
2	Back of the House Bottom	TGRS	TGRS	TGRS	TGRS	TGRS	TGRS	TGRS
3	Links Overline	TGRS	TGRS	SB	TGRS	TGRS	TGRS	TGRS
4	Links	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
5	Crowcatcher	SB*	SB*	WB*	POTS	SB	WW*	WB*
6	Near Links	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
7	Near 30	WB*	WB*	WB*	WB*	POTS	WW*	WB*
8	Far 30	SB*	POTS	WW	WW*	WB*	WB*	SB*
9	Hanger Field 2	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
10	Hanger Field 1	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
11	Cow Park	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
12	Sheep Pens	WB*	WB*	POTS	WB	SB*	TGRS - PIGS	TGRS - PIGS
13	Near Peffer	TGRS - PIGS	TGRS - PIGS	WW*	WB*	WB*	POTS	SB
14	Mid Peffer	WB*	SB*	TGRS - PIGS	TGRS - PIGS	TGRS - PIGS	WB*	SB*
15	Far Peffer	WB*	WB*	WB*	SB*	POTS	WW*	WB*
16	Long Strip	WB*	WB*	SB*	SB*	POTS	SB	WB*
17	Drome	SB*	WBS	WBS	WBS	WBS	WBS	WBS
18	Dykefield	WW	WB*	WB*	WB*	SB*	POTS	WW/WBS
19	Over Links	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
20	Rough	TGRS - PIGS	TGRS - PIGS	TGRS - PIGS	TGRS - PIGS	TGRS - PIGS	TGRS - PIGS	TGRS - PIGS
Lot 2								
21	East Scryne Top	POTS	WW	WW*	WB*	WB*	WB*	POTS
22	East Scryne Bottom	WB*	SB*	POTS	WW	WB*	WB*	WB*
23	Main Road	WW*	SB*	WB*	POTS	SB	WW*	WW*
24	Back of Dam	WW*	WW*	WB*	WB*	WB*	WB*	SB*
Lot 3								
25	Nether Kelly	POTS	SB*	WW*	TRIT*	WB*	SB*	POTS
26	Tree Field	SB*	WB*	WB*	WB*	SB*	POTS	WW
27	Dowie	POTS	SB*	WW*	TRIT*	WB*	SB*	POTS/TGRS

Key : WB = Winter Barley SB = Spring Barley TRIT = Triticale POTS = Potatoes TGRS = Temporary Pasture PGRS = Permanent Pasture
* = Dung applied pre sowing at 25t/ha

LOT 1 HATTON FARM – 4.15 ACRES



RESIDENTIAL

Hatton Farmhouse

The farmhouse is attractively built of stone and is harled. It has a slate roof, with some tiling to the rear and there is a date stone of 1779 on the front. In 2007 renovations included double glazing and re-roofing at the rear. It is a well laid out and spacious house.

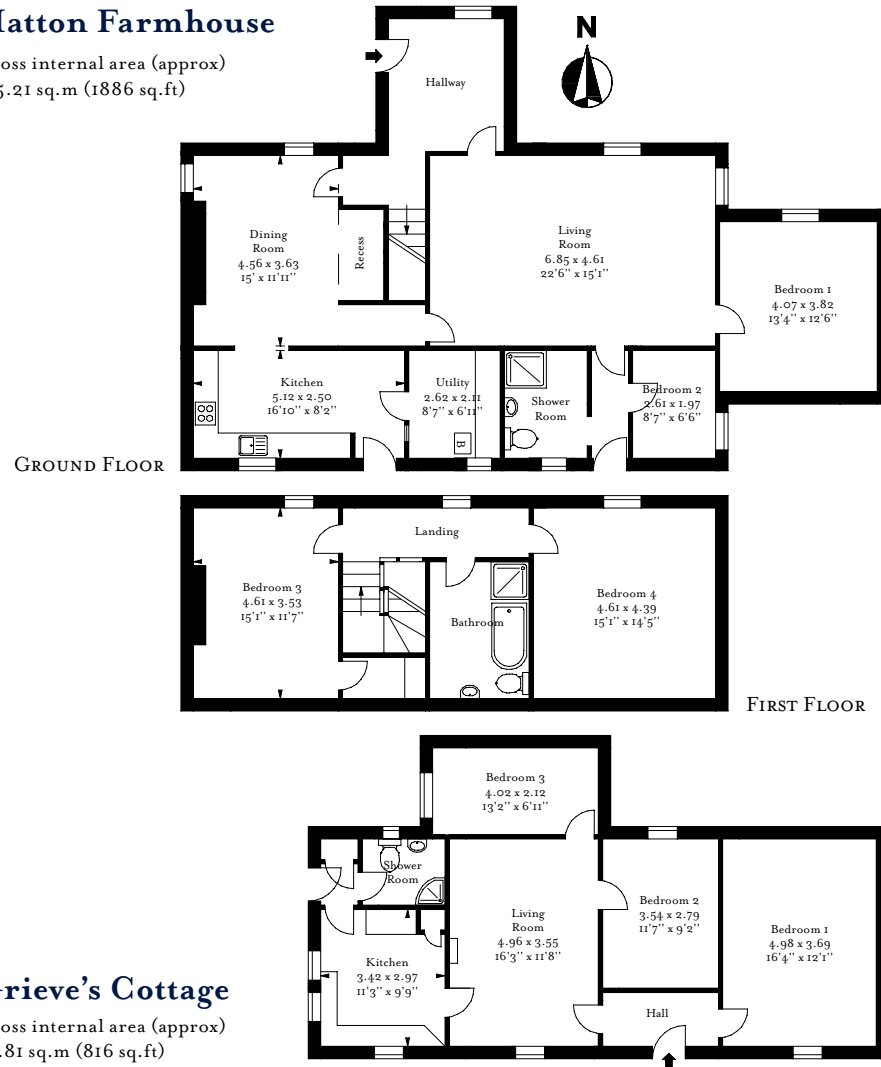
A partially glazed front door opens to the hallway. Off this are the two front reception rooms, being the dining room and the living room. Off the living room is a bedroom with recessed shelves, and a passageway to a back door. Off this is a further bedroom with a timber lined ceiling, and a shower room. There is direct access from the living room to the dining room, as well as through the hallway. Within the dining room there is an understair recess and an opening to the kitchen, which is at the back of the house, looking out to the garden. It is fitted with wooden wall and base units with tiled splashbacks and incorporating a Stoves oven and hob, sink and plumbing for dishwasher. It has a timber lined ceiling, recessed shelves and a further back door. Off the kitchen is a fitted utility room which is plumbed for a washing machine and houses a Boulter Buderus Camray 5 boiler.

Upstairs off the landing are two further bedrooms, one with a walk in shelved cupboard, and a bathroom with a bath, tiled shower cubicle, washbasin and WC.

There is an attractive main area of garden at the back of the house with lawns and raised vegetable borders.

Hatton Farmhouse

Gross internal area (approx)
175.21 sq.m (1886 sq.ft)



Grieve's Cottage

Gross internal area (approx)
75.81 sq.m (816 sq.ft)

Grieve's Cottage

This attractive single storey and stone built detached cottage with a harled extension and a slate roof is situated adjacent to the farm buildings and has views towards the coast and over its own enclosed garden in front. It has a date stone of 1884 and benefits from double glazing. A partially glazed entrance door opens to a vestibule. Off this, to one side, is bedroom 1, which has a cornice and a shelved press. On the other side is the living room which has an open tiled fireplace. Off this are two further bedrooms and the kitchen. Bedroom 2 has a cornice whilst bedroom 3 has a coombed ceiling. The kitchen has fitted units with a sink, plumbing for a washing machine, electric cooker point and a cupboard with the hot water tank. Off the rear lobby are a shelved cupboard and a shower room.

At the back of the cottage an old stone built outhouse is used as a coal store, whilst beyond is a timber framed and corrugated roof garage/store (approx 9 m x 15 m).

The Bothy

There is a derelict former bothy situated to the east of the farm buildings which offers potential for refurbishment (subject to necessary consents).



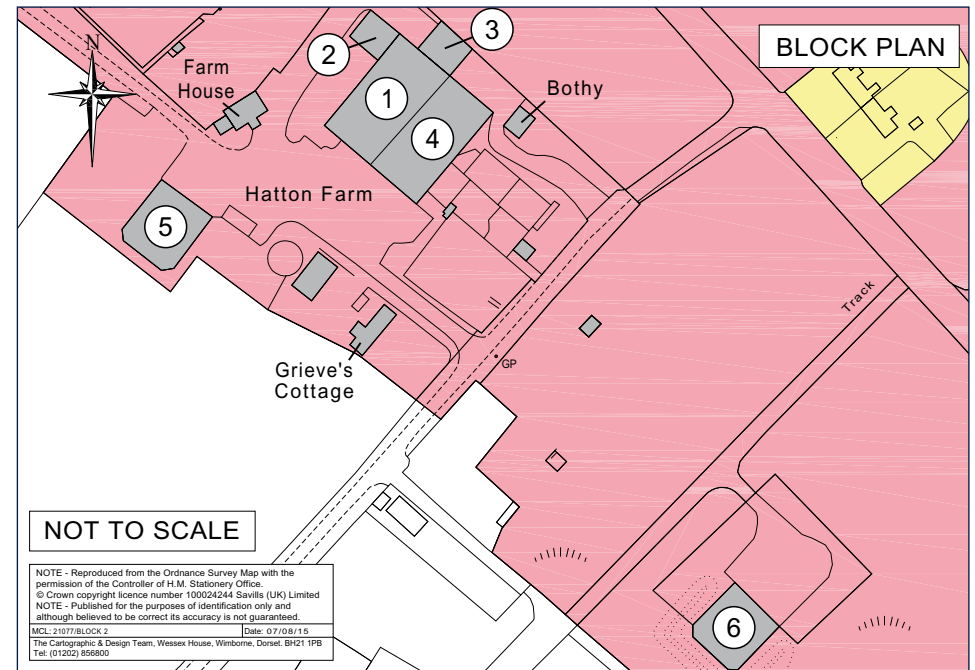
FARM BUILDINGS

The Hatton is equipped with an extensive range of modern buildings with housing for pigs as well as grain storage. The steading area has been well maintained and is largely surfaced in concrete. It benefits from direct access off the public road, allowing easy access for articulated lorries.

1. **Grain Store – 41.8m x 20.6m**
Steel portal frame construction. Block walls. Box profile cladding and corrugated roof. Concrete floor. Insulated panel. Double sliding doors.
2. **Grain Dryer – 12.3m x 9.4m**
Steel frame construction. Block walls. Box profile cladding and roof. Concrete floor with two tray dryers.
3. **Grain Storage – 14.4m x 11.1m**
Steel portal frame construction. Concrete grain walling to 3m. Corrugated cladding and roof. Concrete floor. Open front. Currently used for storing wet grain before drying.
4. **Former Cattle Court – 42.2m x 20.58m**
Steel portal frame construction. Block walls with aerated cladding. Corrugated roof. Concrete floor. Sliding doors at either end. Currently used for pig pens.
5. **Tractor Hanger – 23.2m x 20.4m**
Steel frame. Box profile cladding. Concrete floor.
6. **Pig Hanger – 21.5m x 18.6m**
Steel frame. Box profile cladding. Concrete floor. Useful hard standing area outside.
7. **Pig Coveralls – 17.9m x 8.6m**
Steel arch frame. Polythene cover. Block wall. Concrete floor. There are 8 pig coveralls situated on the old runway.

THE LAND

Lot 1 extends to 415 acres in total and comprises, 310 acres arable and 76 acres permanent pasture and links grazing. The majority of the land is arable but to the east of the farm, running down to the foreshore, is links grazing land that is used for overwintering cattle. Located at the centre of the farm is the former Hatton Airfield. The main runway has been reinstated into agricultural land with a smaller runway being used as hard standing for storage.





LOT 2 LAND AT NORTH HATTON – 150 ACRES

Lying to the north of the farm, this block of land is accessed directly from the minor public road which runs under the A92 dual carriageway. The land, extending to 150 acres, is all arable and is classified as grade 1 and 2 by the James Hutton Institute.





LOT 3 LAND AT DOWRIE – 107 ACRES

The land at Dowrie forms three separate enclosures and extends to about 107 acres all of which is all arable. The land is classified as grade 1 and 3(1) by the James Hutton Institute and is gently sloping. Each of the fields is accessed directly from a shared private tarmacadam road.



GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farm yard.

Entry and possession

Entry by arrangement.

Excluded Property

There are 6 farm cottages currently let on Short Assured Tenancies which are excluded from the sale but which may be available in addition to the purchaser of the farm. Further details are available from the selling agents.

Directions

From the south follow the A90 to Dundee; in Dundee follow signs for A92 signposted Arbroath and Carnoustie. On leaving Dundee follow the A92 dual carriageway for approximately 7 miles, and after passing Muirdrum take the turning at Salmond's Muir, signposted Easthaven, Hatton and Balmirmer. Proceed under the dual carriageway, following signs for Hatton and Easthaven and the turning into Hatton Farm will be seen on the left after 0.5 miles.

If coming from the north then head south on the A92 from Arbroath, signposted for Dundee. Follow the A92 dual carriageway for some 2.3 miles and at Salmond's Muir take the turning signposted Easthaven, Hatton and Balmirmer. Follow signs for Hatton and Easthaven as above. The postcode is DD7 6LP.

Ingoing Valuation

The purchaser(s) of Hatton, 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:

1. All cultivations carried out in preparation for the current crop valued on a labour and machinery basis.
2. All 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.
3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry 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 Savills 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 5% over Bank of Scotland borrowing rate.

Holdover

The vendor may require holdover over the farmhouse, certain fields and the pig coveralls.

Services, Council Tax and Energy Performance Rating

All of the houses are serviced by mains electricity, mains/private water and all have drainage to septic tanks. There is 3 phase electricity into the farm steading.

Property	Occupancy	Services	Council Tax Band	EPC Rating
Farmhouse	Service*	OFCH	D	E
Grieve's Cottage	Vacant	Electric Panel Heating	A	G

Key: OFCH – Oil fired central heating

*Vacant possession will be available at the end of the holdover period

Fixtures and Fittings

- The liquid fertiliser tank in the farm yard is excluded from the sale.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

- The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.
- There is a coastal footpath let to Angus Council.
- There is a right of access, in favour of Hatton Farm, over first part of the tarred road leading to the waste water works (who also have rights of access over said road).

Basic Payment Scheme (BPS)

The Basic Payment Scheme Entitlements are not included in the sale but may be available by separate negotiation.

Environmental and Architectural Designations

Hatton Farmhouse is Category B listed.

There are scheduled ancient monuments known as ring ditches 200m and 300m south east of Hatton Farm and an unenclosed settlement 300m NW of Hatton Farm. There are no restrictions on cultivations.

Hatton falls within the Strathmore and Fife Nitrate Vulnerable Zone.

Sporting Rights

The sporting rights are in hand.

Mineral and Timber Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Solicitors

Gillespie Macandrew, Broxden House, Lamberkine Drive, Perth PH1 1RA Tel: 01738 231000 email:alastair.anderson@gillespiemacandrew.co.uk

Offers

Offers in Scottish Legal Form are to be submitted 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.

STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

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 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.

Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.



Acreage Schedules

Field Name	Field No.	Arable/Ploughable		Permanent Pasture		Other		Total	
		Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
Lot 1									
Back of the House Top	1	12.66	31.28					12.66	31.28
Back of the House Bottom	2	3.74	9.24					3.74	9.24
Links Overline	3	3.05	7.54					3.05	7.54
Links	4			0.51	1.26			0.51	1.26
Crowcatcher	5	8.75	21.62					8.75	21.62
Near Links	6			7.38	18.24			7.38	18.24
Near 30	7	11.55	28.54					11.55	28.54
Far 30	8	11.69	28.89					11.69	28.89
Hanger Field 2	9			3.36	8.30			3.36	8.30
Hanger Field 1	10			1.15	2.84			1.15	2.84
Cow Park	11			2.17	5.36			2.17	5.36
Sheep Pens	12	11.76	29.06					11.76	29.06
Near Peffer	13	10.75	26.56					10.75	26.56
Mid Peffer	14	13.75	33.98					13.75	33.98
Far Peffer	15	9.71	23.99					9.71	23.99
Long Strip	16	16.27	40.20					16.27	40.20
Drome	17	3.02	7.46					3.02	7.46
Dykefield	18	8.86	21.89					8.86	21.89
Over Links	19			14.40	35.58			14.40	35.58
Rough	20			1.87	4.62			1.87	4.62
Other						11.37	28.10	11.37	28.10
Sub Total		125.56	310.25	30.84	76.20	11.37	28.10	167.77	414.55
Lot 2									
East Scryne Top	21	10.25	25.33					10.25	25.33
East Scryne Bottom	22	15.56	38.45					15.56	38.45
Main Road	23	28.51	70.45					28.51	70.45
Back of Dam	24	6.45	15.94					6.45	15.94
Other						0.09	0.22	0.09	0.22
Sub Total		60.77	150.17	0.00	0.00	0.09	0.22	60.86	150.39
Lot 3									
Nether Kelly	25	18.23	45.05					18.23	45.05
Tree Field	26	8.06	19.92					8.06	19.92
Dowrie	27	16.71	41.29					16.71	41.29
Other						0.40	0.99	0.40	0.99
Sub Total		43.00	106.26	0.00	0.00	0.40	0.99	43.40	107.25
TOTAL		229.33	566.68	30.84	76.20	11.86	29.31	272.03	672.19

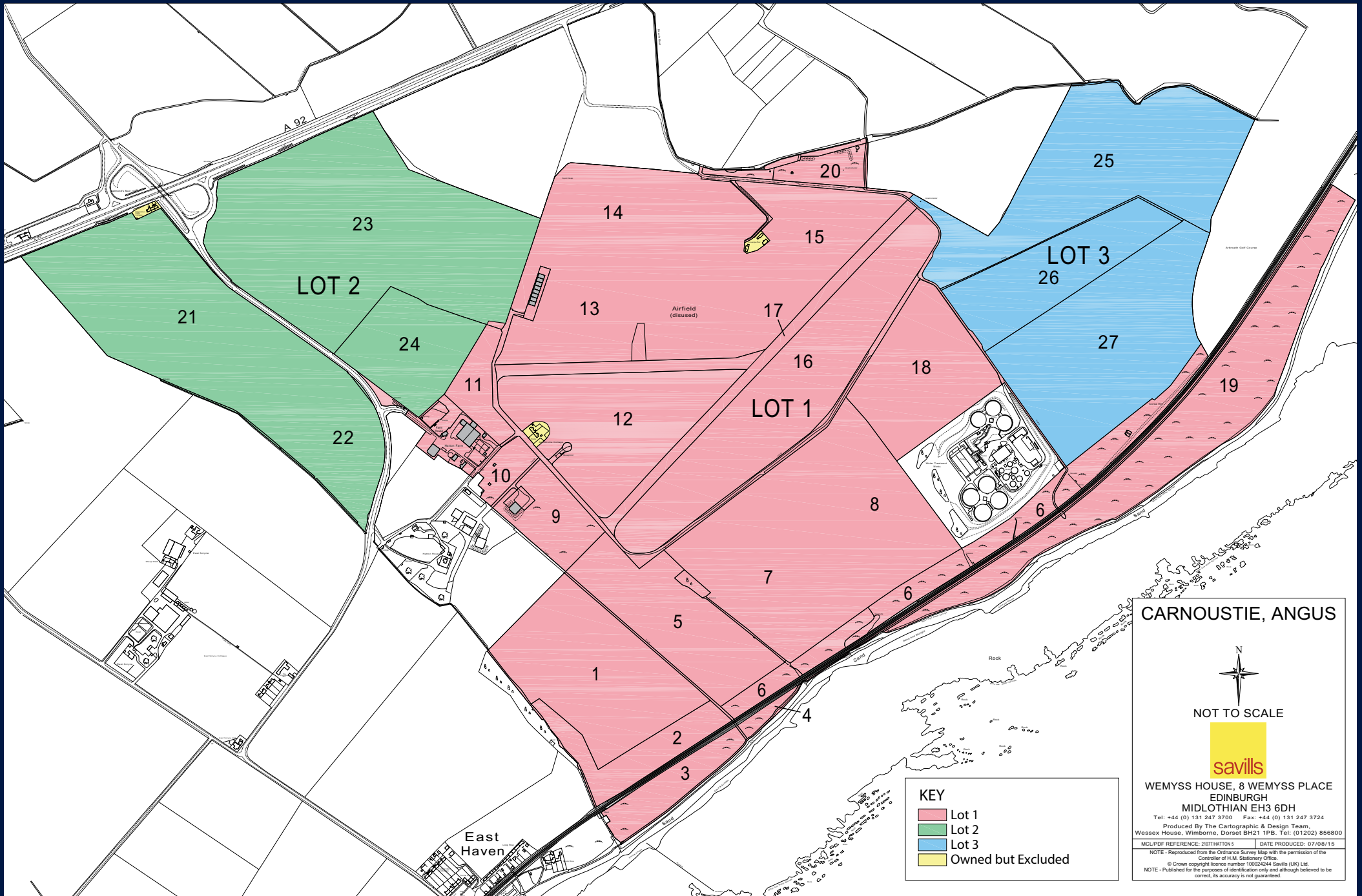
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Savills, their clients and any joint agents give notice that:

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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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

15/08/10 JW



KEY

	Lot 1
	Lot 2
	Lot 3
	Owned but Excluded

CARNOUSTIE, ANGUS



NOT TO SCALE



**WEMYSS HOUSE, 8 WEMYSS PLACE
EDINBURGH
MIDLOTHIAN EH3 6DH**

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