



Good productive mixed farm with considerable amenity

Grange of Airlie, by Kirriemuir, Angus, DD8 5NN

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Alyth: 5 miles

Kirriemuir: 6 miles

Dundee: 18 miles

Perth : 25 miles

- Farmhouse (3 reception rooms and 6 bedrooms)
- Faulds Cottage (3 bedrooms)
- Traditional and modern farm buildings
- 258 acres arable
- 82 acres permanent grass
- 21 acres rough grazing
- Woodlands & pond
- Informal shoot and roe deer stalking
- About 380 acres (154 ha) in total
- EPC ratings = F

For sale as a whole



Savills Perth

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Lamberkine Drive, Perth PH1 1RA
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Savills Brechin

12 Clerk Street, Brechin,
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Situation

Grange of Airlie is an attractive and productive mixed farm situated within a fertile belt of land which runs between Blairgowrie and Kirriemuir. Set in gently rolling country, spectacular views to the Angus Glens and the Grampian Mountains are seen from the higher points on the farm, and south across Strathmore to the Sidlaw Hills.

Angus is a highly regarded farming area, well known for its good quality soils and a generally dry climate. The nearby towns of Alyth and Kirriemuir (both 6 miles) offer a good range of local services including a Post Office, banking services, medical surgeries and supermarkets. A wider range of shops and services, together with mainline railway stations, is available in the nearby cities of Perth (25 miles) and Dundee (18 miles). Dundee also has an airport with services to London Stansted, while the airports at Edinburgh (66 miles) and Aberdeen (68 miles) offer a range of domestic and international flights.

Primary schooling is available at Airlie Primary school, with secondary schooling in Kirriemuir and Blairgowrie. There are a number of renowned private schools within an hours drive including The High School of Dundee, Craigclowan, Kilgraston, Glenalmond and Strathallan.

In addition to its agricultural reputation Angus is a renowned destination for field sports enthusiasts. Salmon and sea trout fishing is available on the Rivers Isla, Ericht and North and South Esk while the River Tay is one of the best known salmon rivers in Scotland. Top class driven pheasant, partridge and grouse shooting is widely available in the area with the Angus Glens being home to a number of famous sporting estates.

The hills of the Angus Glens and the Grampians make them the ideal location for hill walking, whilst winter sports and skiing is available at Glenshee Ski Centre, 30 miles to the north of Grange of Airlie. For golfers, there are a number of nine and eighteen hole golf courses in the area, including the championship course at Rosemount, whilst further afield the renowned courses at Gleneagles, St Andrews and Carnoustie, are all within an hour's drive.

The area is well served by agricultural merchants and suppliers, including a livestock mart at Forfar (20 miles) and an active local machinery ring.

Description

Grange of Airlie extends in total to about 380 acres and comprises a productive arable and livestock farm which has been sympathetically managed and improved for in excess of 30 years. Whilst being run as a profitable farming business, conservation and habitat management have been at the forefront, as evidenced by the 131 different species of bird that have now been recorded on the farm by the vendor, as well as the creation of areas of species rich grassland, wild bird cover and woodland.

The land is classified as Class 3(1) and 3(2) by the James Hutton Institute and lies at between 80m and 130m above sea level. The fields are well laid out, and generally accessed from either the two minor public roads which cross the farm, or the internal track which links the farmhouse and buildings to the middle and western blocks of land.

There is a steep gully which runs for much of the length of the northern boundary of the farm. Whilst its agricultural capacity is restricted to providing grazing for sheep, this is a particularly attractive part of the farm and a haven for wildlife.

Grange of Airlie Farmhouse

Situated adjacent to the steading this is an attractive and traditional stone built and harled farmhouse, with a slate roof. The house faces south. Currently it is accessed from the farmyard, but there is also a separate drive from the public road, which leads to the front. The house which is double glazed offers spacious and flexible accommodation. The former porch is used as an office. The sitting room has an open fireplace with brick surround and wooden mantel and a shelved storage cupboard. Off this is a double glazed conservatory and the dining room which also has an open fireplace. Connected to the dining room is the kitchen. This has fitted units with a 2 oven Aga, sink and plumbing for a dishwasher, together with a walk in larder. Off an inner hallway is a WC with washbasin, utility room with a shower and a family room. The downstairs bedroom has a fitted hanging cupboard and dressing table. Off the rear entrance porch, which has a back door linking out to the farmyard, is a boiler room with Danesmor DF 20/30 boiler.

The stairs lead up to a spacious landing which provides access to the master bedroom with en suite bathroom, four further bedrooms and a family bathroom with a bath, washbasin and WC.

There is a large garden surrounding the house on two sides and which is bordered by a hedge and trees and is mainly down to lawn with flower borders and vegetables.

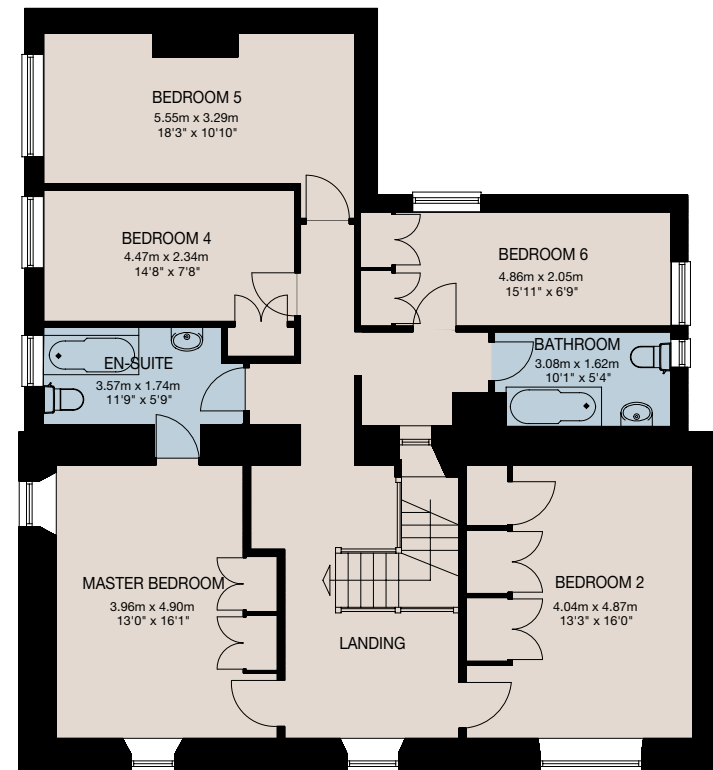


Grange of Airlie

Gross internal floor area = 293m² [3,154ft²] approx



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Faulds Cottage

Situated in a central position on the farm, Faulds Cottage is a traditional stone built detached cottage, with a slate roof and harled extensions. It is double glazed and comprises a living room with wood burning stove, kitchen, bathroom and three bedrooms. The enclosed garden is laid down to grass. Faulds cottage is currently let on a Short Assured Tenancy, providing a useful rental income.

Gross internal floor area = 86sq m / 926 sq ft



The Land

The current farming operation is based around in hand arable cropping and a 200 ewe sheep flock. The arable land is in a rotation which includes spring barley, temporary grass leys, seed potatoes and fodder crops. All straw is chopped behind the combine. This rotation has been used effectively to provide an easily managed farming system which meets the dual aims of achieving good yields whilst improving soil structure and fertility. Typical yields in recent years have been 2.25-2.5t/acres for malting barley which is sold to a local farming co-operative. Good rents are paid for seed potatoes. Land has also been let for vining peas in the past.

Farm Buildings

There is a useful range of modern and traditional farm buildings at Grange of Airlie which comprise:

- Implement Store (13m x 9m) – Steel framed shed with part block walls, corrugated cement sheet roof and concrete floor

- General Purpose / Lambing Shed (36m x 25m) – Steel portal framed shed with part stone, part block walls, corrugated cement roof and concrete floor. This building adjoins and opens to:
- Clipping Shed (32m x 5m) – Timber framed lean to with corrugated iron cladding and concrete floor
- Store (9m x 8m) – Timber framed lean to with corrugated iron roof and concrete floor
- Stone Barn (10m x 6m) - Traditional stone barn with slate roof and concrete floor
- Traditional Steading (425m²) – Traditional 'L' shaped Steading with stone walls and largely slate roof containing:
 - Grain drier (3 phase electricity) together with elevator and dresser
 - General store
 - Game Larder
 - Stable and log store
- Office (9m x 3m) – Timber chalet providing office space or additional storage.



The general purpose shed is used for lambing in the spring, accommodating up to 200 ewes, and is also used for grain handling and storage at harvest time. It also provides a useful machinery and implement store.

The traditional buildings are currently used for agricultural purposes, but have the potential for a range of uses including stabling for horses, workshops, or additional accommodation subject to obtaining the necessary consents.



Cropping Schedule

No.	Arable	PP	RGR	WL	Other	Total	2012	2013	2014	2015	2016
	Ha	Ha	Ha	Ha	Ha	Ha					
1			2.67			2.67	RGR	RGR	RGR	RGR	RGR
2		0.82			0.14	0.96	PGRS	PGRS	PGRS	PGRS	PGRS
3	8.34					8.34	SB	SB	SB	SPOT	SB
4		2.35	0.29		0.02	2.66	TGRS	TGRS	PGRS	PGRS	PGRS
5				1.36		1.36	TREES	TREES	TREES	TREES	TREES
6		0.56				0.56	PGRS	PGRS	PGRS	PGRS	PGRS
7				0.18		0.18	TREES	TREES	TREES	TREES	TREES
8	0.56					0.56	WBS	WBS	WBS	WBS	WBS
9	5.82		0.34		0.08	6.24	KALE/FAL	SB	SB/KALE	KALE/FAL	SB/KALE
10			1.72		0.06	1.78	RGR	RGR	RGR	RGR	RGR
11	5.52	0.36	1.10		0.08	7.06	SB/FAL	SB	SB/KALE	KALE/FAL	SB/KALE
12	10.80				0.18	10.98	SB/FAL	SB	SPOT	SB	SB
13	6.05	0.28			0.04	6.37	SB/KALE	FAL	SB/KALE	SPOT/FAL	SB/KALE
14			2.39			2.39	RGR	RGR	RGR	RGR	RGR
15		0.12				0.12	RGR	RGR	RGR	RGR	RGR
16	4.94	1.60			0.29	6.83	FAL/TGRS	SB/TGRS	FAL/TGRS	SB/KALE	SOT/KALE
17	8.94					8.94	SB	SPOT	SB	SB	SB
18	5.46	1.24				6.70	SB/PGRS	FAL/PGRS	SB/PGRS	FAL/PGRS	FAL/KALE
19	2.92	0.60				3.52	SB/KALE	SB	SB	KALE	SB
20				1.08		1.08	TREES	TREES	TREES	TREES	TREES
21		1.50				1.50	PGRS	PGRS	PGRS	PGRS	PGRS
22		4.28				4.28	TGRS	TGRS	TGRS	PGRS	PGRS
23	11.11					11.11	SB/KALE	SB/KALE	SB	SB	SB/SPOT
24				0.92		0.92	TREES	TREES	TREES	TREES	TREES
25	7.31					7.31	SB	SB	SB	SB	FAL
26		6.43				6.43	TGRS	TGRS	TGRS	PGRS	PGRS
27				0.49		0.49	TREES	TREES	TREES	TREES	TREES
28	6.64					6.64	FAL/TGRS	SB	SB	SB	SB
29				0.63		0.63	TREES	TREES	TREES	TREES	TREES
30	5.50	0.33				5.83	SB	FAL	SB	FAL/KALE	SB
31		5.55				5.55	TGRS	TGRS	TGRS	PGRS	PGRS
32				0.60		0.60	TREES	TREES	TREES	TREES	TREES
33		0.53				0.53	PGRS	PGRS	PGRS	PGRS	PGRS
34	6.40					6.40	SB	SB	SB/KALE	SB/FAL	FAL
35	8.10	0.14				8.24	SB	SB	SB/KALE	SB	FAL
36		6.46				6.46	TGRS	TGRS	TGRS	PGRS	PGRS
Other					1.72	1.72					
Total ha	104.41 ha	33.15 ha	8.51 ha	5.26 ha	2.61 ha	153.94 ha					
Total ac	258.00 ac	81.91 ac	21.03 ac	13.00 ac	6.44 ac	380.39 ac					



SB – Spring barley SPOT – Seed potatoes TGRS – Temporary grass PGRS – Permanent Grass WBS – Wild bird seed FAL - Fallow

Grange of Airlie

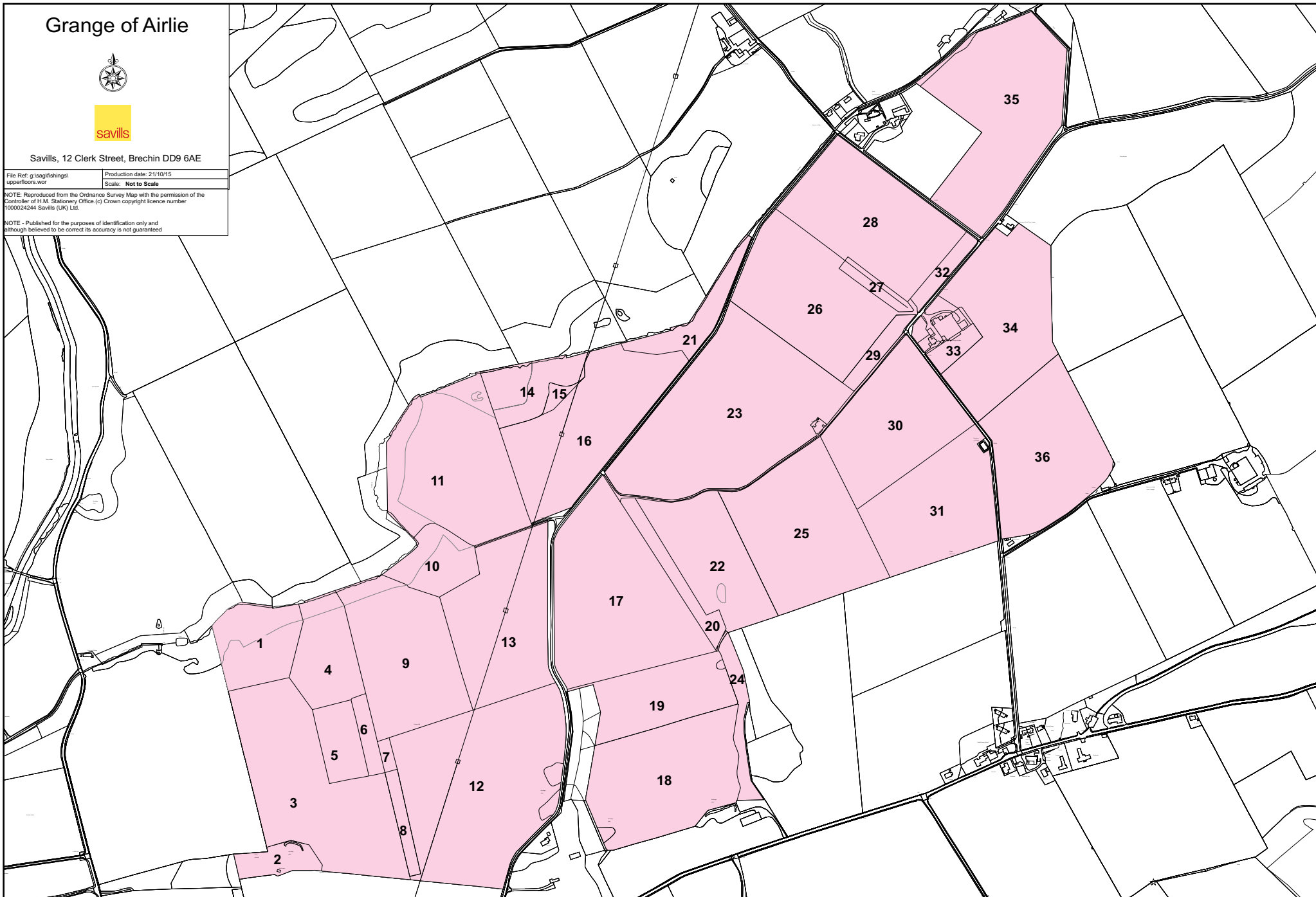


Savills, 12 Clerk Street, Brechin DD9 6AE

File Ref: g:\sag\fishings\upperfloors.wor Production date: 21/10/15
Scale: **Not to Scale**

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NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed



Sand and Gravel

The land lying to the west of the farm has previously been identified as containing large deposits of sand and gravel, as confirmed by trial pits that have been dug by two separate mineral operators.

Woods, Ponds and Sporting

The vendor has invested a considerable amount of time in establishing a diverse range of habitats at Grange of Airlie, which has included the planting of woodlands, and the creation of areas of species rich grasslands which are filled with a wide variety of wild flowers in the summer months. The result of this work is that Grange of Airlie has become a farm which is both visually attractive and rich in biodiversity.

At present, an informal shoot is run over the farm, providing enjoyable days with mixed bags for small teams of guns on three or four occasions each season. The rolling nature of the ground and the steep gully to the west of the farm enable very sporting birds to be shown, and would provide the basis for a good quality driven shoot to be created. In addition to pheasants and partridge, there are opportunities for duck flighting, and exciting roe deer stalking with a number of gold medal bucks having been taken on the farm in the past.

General Remarks and Information

Viewing

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

Directions

If coming from the A90 turn off at the Kirriemuir junction on the Forfar bypass and proceed to Kirriemuir. From Kirriemuir take the A926, signposted to Alyth. After some 4 miles and in the village of Airlie, turn right just before the school, signposted Kirkton of Airlie and Lintrathen. The turning into Grange of Airlie will be seen on the right just after a right hand corner, after 0.6 miles.

If coming from Dundee take the A90 north for some 5 miles and then turn onto the A928 signposted to Kirriemuir. From Kirriemuir proceed as above.

Alternatively from Blairgowrie take the A926 towards Alyth and Kirriemuir. At the roundabout at Alyth continue on the A926 signposted Forfar and Kirriemuir. In the village of Airlie turn left,

just after the school, signposted Kirkton of Airlie and Lintrathen and proceed as above.

Services, Council Tax and Energy Performance Rating

Property	Occupancy	Services	Council Tax Band	EPC Rating
Farmhouse	In hand	Mains electricity & water Private drainage Oil fired central heating Hot water (Aga)	E	F
Faulds Cottage	Let (SAT)	Mains electricity & water. Private drainage. Solid fuel central heating.	C	F

Solicitors

J & H Mitchell LLP,
51 Atholl Road, Pitlochry, PH16 5BU.

Ingoing Valuation

The purchaser(s) of Grange of Airlie, 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.

Fixtures and Fittings

Fitted carpets, blinds and light fittings are included in the sale. The grain drier, dresser, hopper and auger are excluded from the sale but may be available in addition, together with the sheep handling pens/hurdles.

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.

A mains gas pipeline pass through part of the property.

Farm Code

The farm code for Grange of Airlie is 110/0036.

Basic Payment Scheme

There are no Basic Payment entitlements included in the sale. However the entitlements may be available by separate negotiation. All the farmland is registered for IACS purposes.

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.

Local Planning Department

Angus Council. Tel: 03452 777 778
www.angus.gov.uk/planning

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.

Important Notice

Savills, 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, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.
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. AG300616

