



**CHARMING COUNTRY COTTAGE, WITH
OUTBUILDINGS, ARABLE LAND AND WOODS**

FORESTER'S CROFT, OATHLAW, BY FORFAR, ANGUS, DD8 3SA



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ANGUS, DD8 3SA

Hallway ♦ sitting room ♦ dining room ♦ kitchen ♦ 4 bedrooms
bathroom ♦ shower room ♦ office/work room ♦ utility room

Useful outbuildings ♦ greenhouse ♦ summer house

Enclosed gardens

Two arable fields and woods

About 29.65 acres

EPC rating = E

Forfar 4.5 miles

Dundee 18 miles

Aberdeen 50 miles

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

If coming from the north on the A90, at Finavon, some 5.5 miles south of Brechin, and after crossing over the River South Esk, turn right, signposted Oathlaw. Proceed for 1.2 miles and on entering Oathlaw, turn right, signposted Justinhaugh. The turning into Forester's Croft will be seen on the right after 0.5 miles, just before the crossroads.



If coming from the south on the A90, some 3.5 miles north of the Kirriemuir junction at Forfar, turn left signposted Bogindollo, Oathlaw, Justinhaugh and Memus. Continue for 0.8 miles, following signs for Justinhaugh and at the crossroads turn right and the turning into Forester's Croft is immediately on the left.

Situation

Forester's Croft is situated just outside the small, friendly village of Oathlaw which lies in idyllic Angus countryside, yet is close to the A90 with journey times of about 30 minutes to Dundee and 60 minutes to Aberdeen. Forfar, with its range of shops, leisure facilities and schools is some 4.5 miles away. There is a well regarded primary school at Tannadice, about 2.5 miles away. There is a school bus to both Tannadice and Forfar. Private schooling is available at the High School of Dundee with a bus service from Forfar.

Angus is renowned for its recreational pursuits including walking in the Angus Glens, several famous golf courses, fine sandy beaches, historic buildings, field sports including fishing on the nearby River South Esk, and cultural heritage.

There are mainline railway stations at Montrose and Dundee, with regular services to Aberdeen and to the south, including a sleeper. Aberdeen Airport has a range of domestic and European flights. Edinburgh Airport is also within easy reach, and there are direct services from Dundee to London Stansted and Amsterdam. The Drovers Inn at Memus is a well known local pub and restaurant.

Description

Forester's Croft comprises a delightful country cottage, together with good arable land and attractive woods. The land has been in the seller's ownership since the 1960s with the cottage being acquired later. The house was originally the forester's cottage on the local Finavon Estate. It is a most attractive stone built property with a slate roof, with views out towards Finavon Hill. It was extended initially in the 1920s and the utility room was added in the 1970s. The extensions are harled, so are in keeping with the original feel of the property. The cottage sits within its



own attractive gardens, and is screened from the minor public road by hedges. Within the last 20 years the property has been double glazed and a new boiler was fitted some six years ago.

The arable fields have latterly been let seasonally to local farmers and cropping has included seed potatoes and malting barley. Prior to that, Forester's Croft was farmed by the sellers as part of a bigger holding, as they owned a farm in the locality up until the mid 1980s. As such the land currently provides a useful income and there are good walks within the woods. However the land could be used for horses or other purposes.

The cottage, which is sheltered by woods lying to the west, provides well proportioned accommodation on one floor. Currently the layout includes two reception rooms, four bedrooms and an office/workroom at the rear, which could have a number of different uses. The principal rooms look out onto the well tended gardens. Gates open onto a gravelled parking and turning area, adjacent to the house and the range of outbuildings.





A double glazed entrance door with side lights opens to an entrance vestibule from where a glazed door leads to the hallway. This has a picture rail and a hanging cupboard. Accessed off the hallway is the sitting room which also has a picture rail, together with an open fireplace, two wall lights, shelved recess with cupboard below and a bay window with views to Finavon Hill. Behind is the dining room which has a display shelf and picture window looking out to the garden and a door to the kitchen. Bedrooms 1 and 2 both have washbasins. A tiled bathroom has a bath, washbasin, WC, a tiled shower cubicle and shelved linen cupboard. Off an inner hallway is a storage cupboard and a useful box room with a skylight. The kitchen has fitted wooden wall and base units with sink, cream two oven Aga, electric cooker point, tiled floor, plumbing for dishwasher, display shelves, shelved storage cupboard and a door to the garden. Also off the inner hallway are Bedrooms 3 and 4 (Bedroom 3 has a built in hanging cupboard) and a partially tiled shower room with shower cubicle, washbasin and WC. The office/workroom has a fitted cupboard and a door to the garden. The utility room has stone and brick walling, tiled floor, fitted wooden units with sink, plumbing for a washing machine and a back door.

Outside there is a Worcester boiler. The gardens, which are enclosed by wooden fencing and beech hedging, are well laid out, and most attractive. To the side there is a heather border. The main area of garden is to the west of the house and includes lawn, rose, flower and shrub borders, together with a summer house and a greenhouse. Adjacent to the house are stone paved seating areas.

There is a useful range of box profile clad outbuildings, which includes a store, log store, double garage with up and over doors and concrete floor, and a store with a dirt floor.

There are two arable fields, either side of the block of woodland, which were in fallow in 2016. Typically they have been in potatoes every seven years and yields of malting spring barley were reported at 2.5 tonnes/acre. Field 2 is next scheduled for potatoes in 2017. Between the two fields, and alongside the road is an attractive and mature block of mixed woodland, with walks through the woods. There is an area of more recent planting at the eastern end.

General Remarks

Outgoings: Angus Council tax band E.

Energy Performance Certificate: EPC = E.

Solicitors: Machardy Alexander & Whyte, 71 Castle Street, Forfar, Angus, DD8 3AG.

Services: Mains water, electricity, private drainage. Oil fired central heating.

Fixtures and Fittings: Fitted carpets, curtains and light fittings are included except for the hanging light in the hallway and the curtains in the kitchen and sitting room. The stone troughs and staddle stones in the garden are excluded.

Access: There is a right of access to field 1 over the track lying to the north.

Basic Payment Scheme: The farmland is registered for IACS purposes, but the sellers have not been claiming any entitlements. The land lies within the Strathmore and Fife Nitrate Vulnerable Zone.

Ingoing Valuation: The purchaser(s), 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 of any 2016/17 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.

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.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

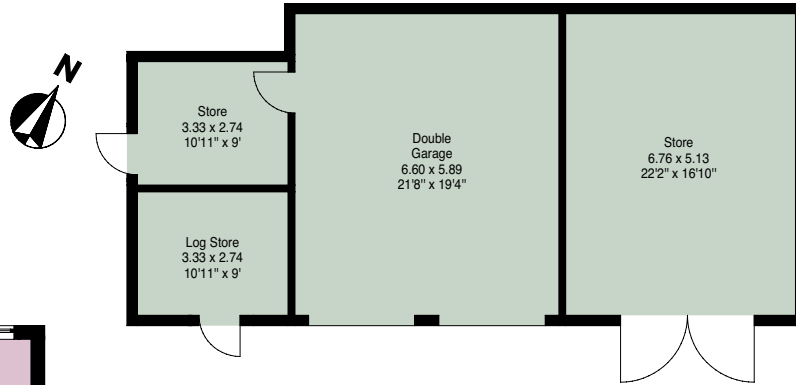
Possession: Vacant possession and entry will be given on completion.

Offers: Offers must be submitted in Scottish Legal Form 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.

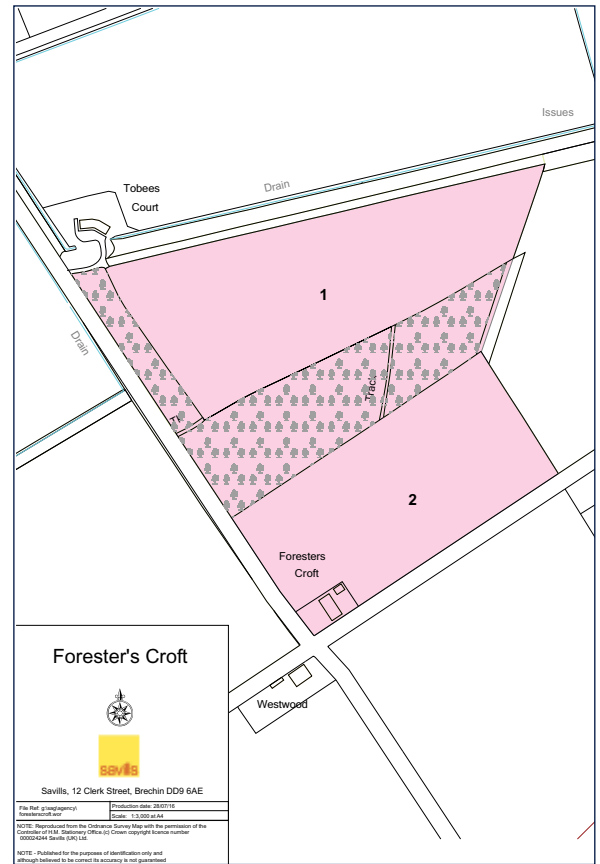
Purchase Price: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

FLOORPLANS

Gross internal area (approx):
 226.68 sq.m (2440 sq.ft)
 Garages & Stores
 94.39 sq.m (1016 sq.ft)
 For Identification Only. Not To Scale.



Ground Floor



Area & Cropping Schedule

	Arable	Woods	Other	Total	2016	2015	2014	2013
Field no	Ha	Ha	Ha	Ha				
1	4.88			4.88	Fallow	Temporary Grass	Potatoes	Spring Barley
2	3.96			3.96	Fallow	Spring Barley	Spring Barley	Spring Barley
Woods		3.16		3.16				
TOTAL	8.84 ha	3.16 ha		12.0 ha				
	21.84 ac	7.81 ac		29.65 ac				

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