



HIGHLY PRODUCTIVE ARABLE LAND

LAND AT MAINS OF KIRKBUDDO, BY FORFAR, ANGUS, DD8 2NJ



HIGHLY PRODUCTIVE ARABLE LAND

LAND AT MAINS OF KIRKBUDDO, BY FORFAR, ANGUS, DD8 2NJ

- ◆ Lot 1 – Land at Mains of Kirkbuddo (north) about 131.68 acres
- ◆ 121.97 acres Class 3(1) arable, 8.22 acres woodland, modern general purpose shed
- ◆ Lot 2 – Land at Mains of Kirkbuddo (south) about 65.77 acres
- ◆ 64.86 acres Class 3(1) arable
- ◆ Lot 3 – Steading at Burnside of Kirkbuddo about 0.99 acres
- ◆ Useful farm buildings and paddock, which may have potential for other uses
- ◆ In all about 198.44 acres (80.31 ha)

For sale as a whole or in 3 lots

Forfar 7 miles, Carnoustie 7 miles, Arbroath 9 miles, Dundee 11 miles

Situation

Mains of Kirkbuddo is situated in the heart of Angus, some 7 miles south east of the county town of Forfar. It is almost equidistant between Forfar, Arbroath and Carnoustie. Angus is one of Scotland's most productive farming counties, extending from Dundee in the south west, up to Montrose in the north east. There is a mart in Forfar and the area is well served with grain and potato merchants, agricultural dealers, and a successful machinery ring.

Being situated adjacent to the junction of the B9127 and the B978, Mains of Kirkbuddo is well served with good communications. There is easy access north to Letham and Forfar, east to Arbroath and south to Carnoustie and Dundee.

Description

Mains of Kirkbuddo is a highly productive block of arable land, with some woodland and a good agricultural shed. It has been farmed as part of a significant farming business and is well suited to a wide range of winter and spring crops. Past cropping has included spring barley, winter wheat, peas, beans and potatoes.

In addition, at Burnside of Kirkbuddo, just to the south, there is a useful farm steading and a small paddock, which may have potential for development, subject to planning.



Lot 1 – Land at Mains of Kirkbuddo (north)

About 131.68 acres (53.29 ha)

Adjacent to the B9127 is a useful modern steel framed general purpose shed (14.65 m x 36.25 m) with block walling, box profile cladding and roofing and a concrete floor, together with a side cattle court (8.75 m x 36.25 m).

The land extends to some 131.68 acres (53.29 ha) and ranges in height from 150 m to 170 m (490' to 555') and the land is classified by the James Hutton Institute for Soil Research as being Class 3(1). As such it is highly productive and capable of growing a wide range of arable crops and consistently good yields. The fields are easily accessed, either directly off the B9127 or from good internal farm tracks, and are of an easily worked size. There is a block of mature conifer wood, extending to some 8.22 acres.

Lot 2 – Land at Mains of Kirkbuddo (south)

About 65.77 acres (26.62 ha)

This block of land extends to some 65.77 acres (26.62 ha) and also ranges in height from 150 m to 170 m (490' to 555") and is mainly classified by the James Hutton Institute for Soil Research as being Class 3(1). As such it is capable of growing a wide range of arable crops and consistently good yields. The two principal fields are adjacent to both the B978 and B9127, and are of an easily worked size. The smaller field, lying to the south, is again accessed off the B978 and has in the past been in wild bird seed.

Lot 3 – Steading at Burnside of Kirkbuddo

About 0.99 acres (0.40 ha)

Some 0.3 miles south of field 7, on the B9127, take the turning on the right and the steading will be seen on the left. This is a useful range of farm buildings together with a paddock; the buildings may have potential for conversion, subject to any necessary planning consents, and comprise:

Court/General Purpose Shed (22.3 m x 17.7 m). Steel framed with block walling, concrete floor, corrugated roof and side cladding. Divided into two with central feed barrier.

Court (20.9 m x 11.6 m). Timber and steel framed with corrugated roofing and cladding, block walling and concrete floor.

Former Potato Shed (16.7 m x 6.3 m). Timber framed with corrugated and insulated roof and concrete floor.

Straw Shed (16.7 m x 12.3 m). Timber framed open fronted lean to shed with corrugated roof.

General Purpose Shed / Potato Store (25.5 m x 16.1 m). Steel framed with corrugated and insulated roof, box profile side cladding, stone and block walling, concrete floor.

Stone built traditional range with slate roof with adjoining brick built store and timber framed three bay lean to.

The small paddock is adjacent to the crossroads, on the other side of the former farmhouse. The former farmhouse does not form part of the sale.

General Remarks

Local Authority

Angus Council, Angus House, Orchardbank Business Park, Orchardbank, Forfar, DD8 1AX

Services

Mains water and electricity.

Access

There is a right of access in favour of Greenhillock Farm and Lower Greenhill over the track lying to the west of field 6.

Additional Property

A former smiddy cottage at Burnside of Kirkbuddo may be available in addition and has planning consent to convert to two dwelling houses (Ref 15/00942/FULL).

Sporting, Mineral & Timbers Rights

The sporting rights are in hand. Insofar as they are owned mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Basic Payment Scheme

The farmland is registered for IACS purposes. The Basic Payments Scheme Entitlements are not included in the sale but may be available in addition.

Ingoing Valuation

The purchaser(s) of each lot shall, in addition to the purchase price, 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 2016/2017 crop valued on a labour and machinery basis.
- 2 All growing crops, including first year grass and roots, 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.

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 Royal Bank of Scotland base rate.

Solicitors

W & J S Gordon, Albion House, 52 East High Street, Forfar, DD8 2EG. Tel: 01307 462188.

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.

Entry and Possession

Entry and possession will be by arrangement.

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

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.

Sections of the solum of the public roadways ex adverso the lots being sold will be included in the sale if these are specified in the Title as being part of the farm.

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

Any Council Tax or other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

Directions

From Forfar take the B9128 (Carnoustie road) passing through Kingsmuir and onto Craichie. After a further 2 miles, turn right onto the B978, signposted to Dundee. After 1.2 miles turn right onto the B9127 and the land will be seen on either side of the road.

If coming from the A90, some 3 miles south of Forfar, take the B9127 signposted for Inverarity. Proceed through Inverarity and Whigstreet. The land will be seen on either side of the road 1 mile after Whigstreet.

From Dundee take the B978 at the Claypotts junction on the A92, adjacent to Sainsburys. After 0.5 miles turn right onto the B978, proceeding past Kellas and Wellbank. After Wellbank continue for a further 4.4 miles and the land will be seen on the left.



Savills Brechin

12 Clerk Street, Brechin,
Angus DD9 6AE
brechin@savills.com

01356 628628

savills.co.uk

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. 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. 16/09/01

Mains of Kirkbuddo - Area & Cropping Schedule

Field no	Arable Ha	Other Ha	Total Ha	2016	2015	2014	2013
Lot 1							
2	3.36		3.36	Peas	SB	Pots	SB
4	7.98	0.15	8.13	Peas	SB	Pots	SB
6	38.02	0.03	38.05	WW/SB/Pots	Peas/WW/TGRS/WBS	SB/Peas/TGRS/WBS	Pots/SB/Peas/TGRS
Other		3.75	3.75				
Total	49.36 ha	3.93 ha	53.29 ha				
	121.97 ac	9.71 ac	131.68 ac				
Lot 2							
5	20.26		20.26	SB	Pots	SB/TGRS	WW
7	0.62		0.62	WBS	WBS	WBS	PGRS
11	5.37		5.37	Peas	SB	Pots	SB
Other		0.37	0.37				
Total	26.25 ha	0.37 ha	26.62 ha				
	64.86 ac	0.91 ac	65.77 ac				
Lot 3							
Total		0.40 ha	0.40 ha				
		0.99 ac	0.99 ac				
TOTAL	75.61 ha	4.70 ha	80.31 ha				
TOTAL	186.83 ac	11.61 ac	198.44 ac				



