



Galbraith

LAND AT MOUNTBOY
MONTROSE



LAND AT MOUNTBOY, MONTROSE, DD10 9TN

A highly productive block of Angus land offering a wide range of growing opportunities

Montrose 5.5 miles ■ Dundee 27 miles
Aberdeen 45 miles ■ Edinburgh 89.5 miles

About 652.71 acres (264.15 hectares) or thereby

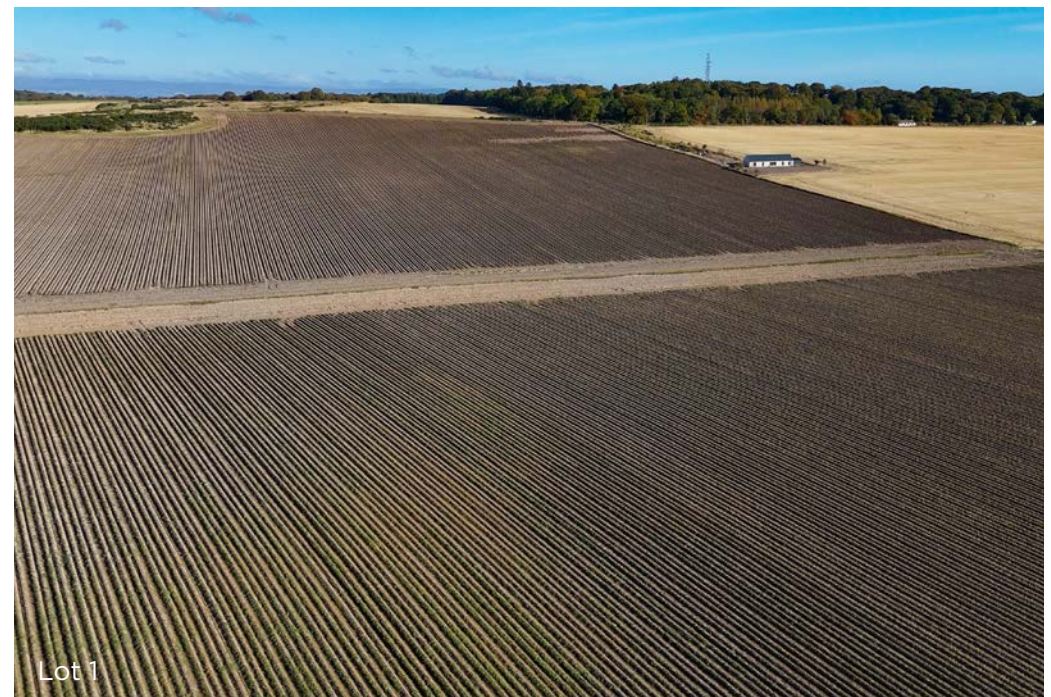
- Predominantly Grade 3.1 land capable of potato, arable and vegetable production
- Potential solar and battery storage site
- Former farmstead site offering development potential
- Biodiversity rich area with potential woodland creation
- Irrigation dam

FOR SALE AS A WHOLE OR IN TWO LOTS

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**





SITUATION

Mountboy is situated in the desirable farming region of Angus just 5.5 miles southwest of the coastal town of Montrose. Aberdeen lies 45 miles to the north and the city of Dundee just 27 miles to the southwest. Montrose provides a range of daily amenities including shops, supermarkets, local retailers.

Angus is renowned for its productive and fertile lands capable of producing high yields of an extensive range of crops and the area is well suited to both arable cropping and livestock units. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers which can provide additional farming resources if required, including grain drying, storage and haulage facilities just 1.4 miles to the north of the land. The livestock market at Thainstone, Aberdeen, about 50 miles north, has regular sales.

DESCRIPTION

Mountboy extends to 652.71 acres (264.15 hectares) or thereby of predominately Grade 3.1 arable land, according to the James Hutton Institute. The land is currently farmed over 9 enclosures and benefits from excellent access offered via a combination of public roads and private tracks. With exception to the land to the north, which is woodland and scrubland, the land has been utilised for a mixture of potato, vegetable, and cereal production. The James Hutton Institute's soil maps show that the agricultural land at Mountboy consists of a combination of Gley and freely drained Podzol soils. This northern land may offer some woodland planting potential or other biodiversity projects. On the west boundary of Field 4 there is a potential development opportunity in the form of a dilapidated farm stead, subject to the necessary planning consents being obtained and a new access track being formed.

An irrigation dam is available on the southern boundary of Field 6, any relevant water abstraction licenses in place will be transferred to the successful purchaser.



METHOD OF SALE

Mountboy is offered for sale as a whole or in two lots.

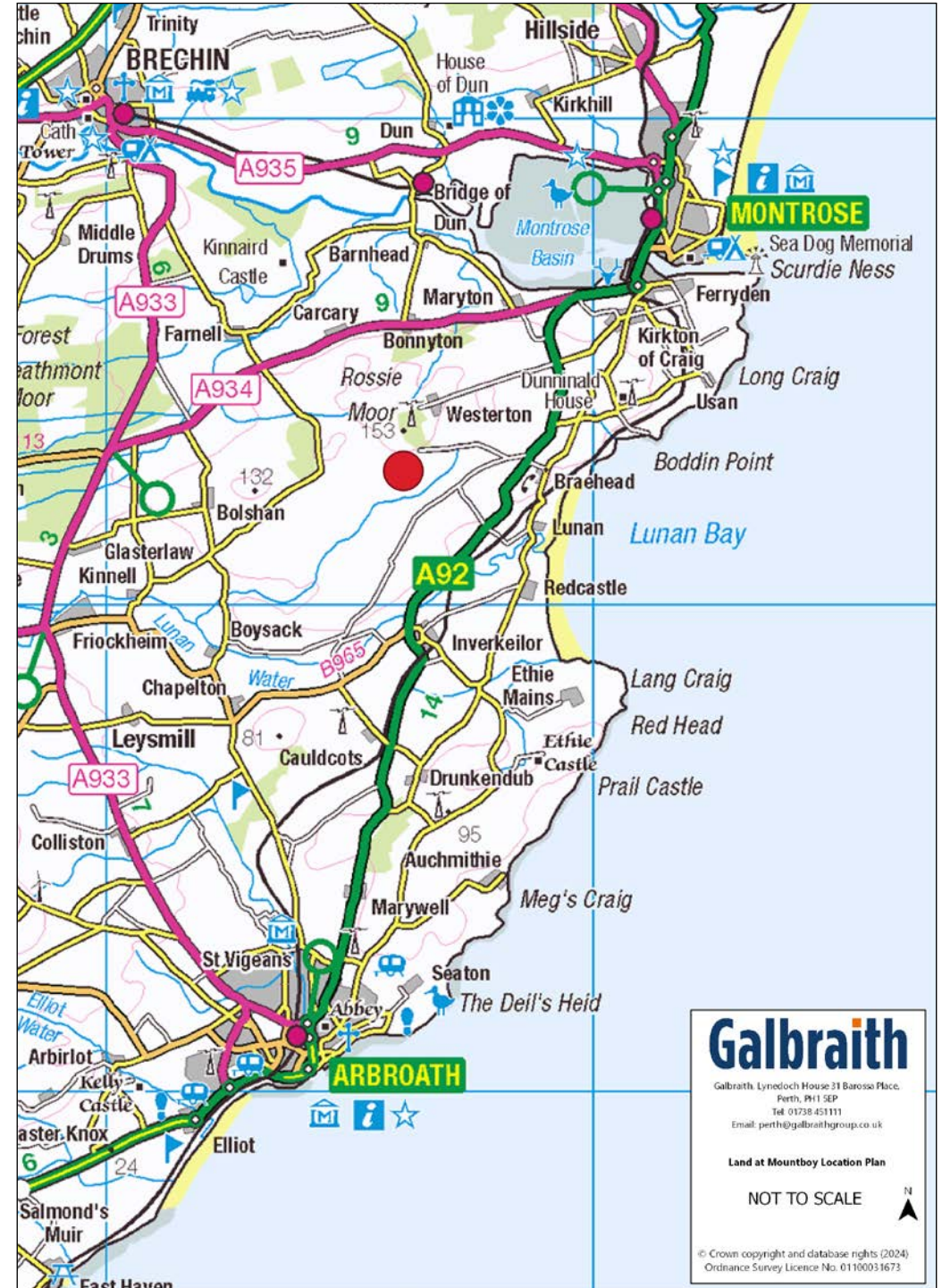
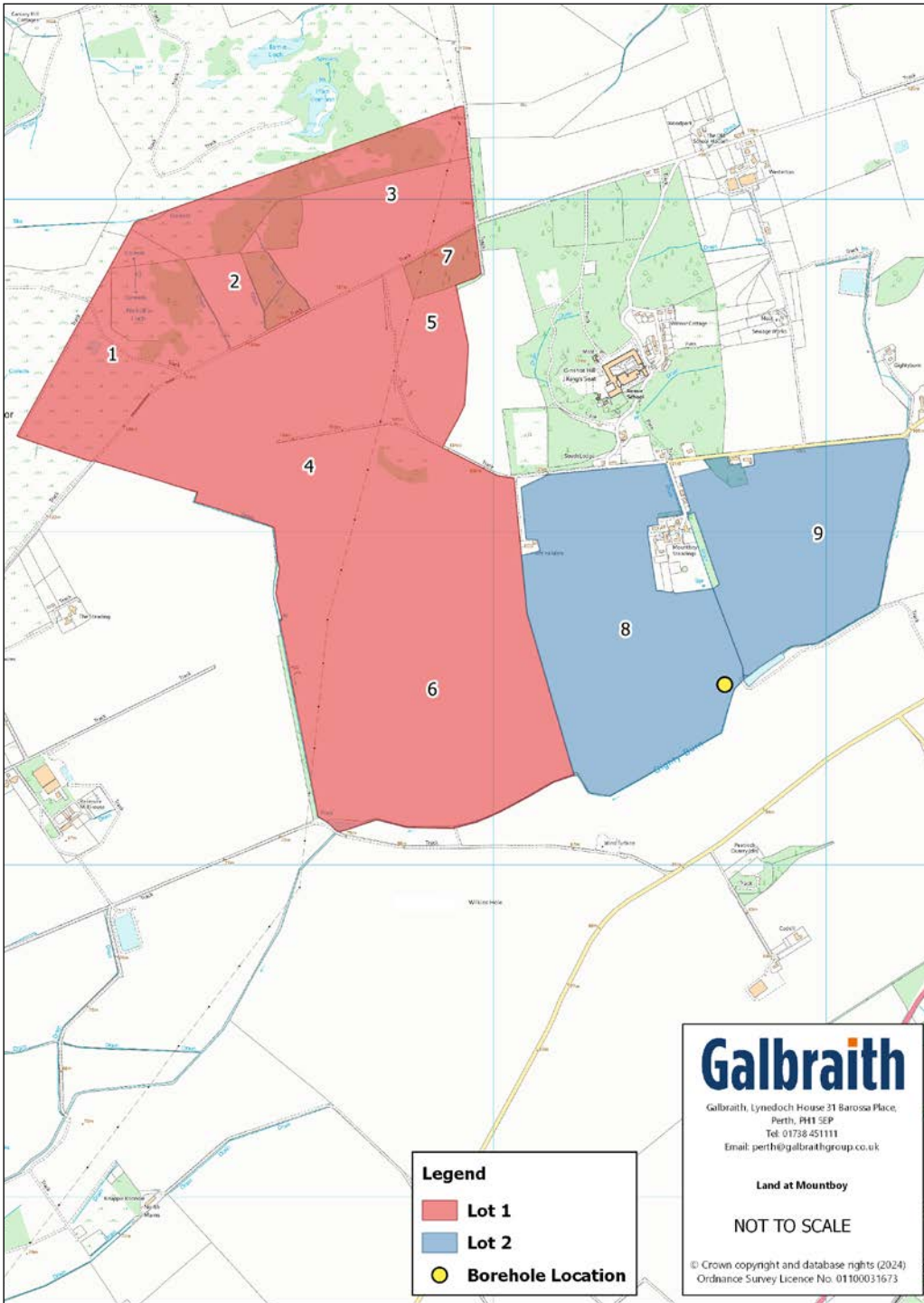
Lot 1 Land extending to 464.38 acres (187.93 hectares) or thereby.

Lot 2 Land extending to 188.34 acres (76.22 hectares) or thereby.

FIELD SCHEDULE

Map No	LPID	Ha	Ac	2019	2020	2021	2022	2023	2024
Lot 1									
1	NO/65240/53904	38.76	95.78	RGR	RGR	RGR	RGR	RGR	RGR
2	NO/65215/53700	3.97	9.81	FALW	FALW	TGRS2	TGRS3	FALW	TGRS4
3	NO/65646/53917	15.28	37.76	FALW	FALW	SB	SB	WPOT	SPEAS
4	NO/65521/53178	70.13	173.29	SB/ WPOT	SPEAS/ SPP	WW	SB/ WPOT	SB	SB/ WPOT
5	NO/65799/53524	9.79	24.19	FALW	FALW	FALW	FALW	FALW	FALW
6	NO/65795/52446	45.7	112.92	WW	WPOT	SB	SPEAS	WW	SB
7	Unregistered Land	2.9	7.17	WAF	WAF	WAF	WAF	WAF	WAF
Lot 1 RYB & Other Land		1.4	3.46						
Lot 1 Subtotal		187.93	464.38						
Lot 2									
8,9	NO/66664/52748	75.09	185.55	SB/ WPOT	SB	WO/ SPEAS	WW	SB/ WPOT	SB/ WPOT
Lot 2 RYB & Other Land		1.13	2.79						
Lot 2 Subtotal		76.22	188.34						
Total		264.15	652.71						







IACS

All the farmland is registered for IACS purposes and the farm code is 134/0005.

BASIC PAYMENT SCHEME (BPS) 2024

The Basic Payment Entitlements will be available for sale by separate negotiation.

Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(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 Payment Scheme (BPS) 2024 for the remainder of the scheme year.

SCHEDULED MONUMENTS

There are no scheduled monuments noted on the land.

ENVIRONMENTAL STIPULATIONS

The Rossie Moor SSSI is located in the northwest side of Lot 1 within the boundary of Field 1. The farm sits within the Strathmore and Fife Nitrate Vulnerable Zone

RENEWABLE ENERGY OPPORTUNITY

Some scoping work has been undertaken for solar and battery storage opportunities at Mountboy, the Vendor has indicated they would be willing to assist with any future projects in conjunction with their own operation. For more detail, contact the selling agent.

LOCAL AUTHORITY

Angus Council, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Perth: Scottish Government Agriculture and Rural Economy, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 4RX. Tel 0300 2445400

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

RIGHTS OF ACCESS

A core path is located on the northern boundary of Field 4, heading east to west via the access track.

INGOING VALUATION

The purchaser(s) of Mountboy shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and 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.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries 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 selling agents 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 8% over Bank of Scotland borrowing rate.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Heading east from Dundee, take the B959 to Arbroath Road/A92 and follow the A92 to Angus for 23.4 miles until you reach a junction on your left; a signpost for Mountboy and Arbikie will be visible to the right, take this sharp right exit. Follow the road for 0.3 miles and turn right at the junction; a signpost for Rossie will be visible to the left. Follow the road for 1.2 miles and the land at Mountboy is found on the left-hand side.

POST CODE

DD10 9TN

WHAT3WORDS

///proved.reason.springing

SOLICITORS

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 OPA

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all time during inspection particularly in reference to farm land and water courses.

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 as satisfied themselves in respect thereof.

The seller wishes to retain the right to utilise, maintain and replace an existing underground borehole located on the southeast side of Field 8, as marked on the Sale Plan. The seller also wishes to retain the right to install services through the north side of Field 8 and 9.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Stirling office on 01786 435047. Email: alistair.christie@galbraithgroup.com

IMPORTANT NOTES

1 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. 2 Areas, measurements and distances are given as a guide. 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 the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or 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. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held, and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE