

An aerial photograph of a vast, green agricultural landscape. The foreground is dominated by a large, flat field with distinct, parallel tracks from heavy machinery, likely a plow or harrow, running across it. The field is a vibrant green, suggesting a crop like grass or a young cereal. In the middle ground, there are several smaller fields, some with trees scattered throughout. The background shows rolling hills and a small cluster of buildings, possibly a farm or a small village, under a bright blue sky with scattered white clouds.

**Galbraith**

**LAND AT MOSS-SIDE OF ESSLIE**

FETTERCAIRN, LAURENCEKIRK, ABERDEENSHIRE

# LAND AT MOSS-SIDE OF ESSLIE FETTERCAIRN, LAURENCEKIRK, ABERDEENSHIRE

An exciting block of Grade 3.1 arable land devoted to regenerative agriculture in the renowned Howe of the Mearns Valley

Fettercairn 3 miles ■ Laurencekirk 6.5 miles  
Dundee 34 miles ■ Aberdeen 37 miles

**Acreage approximately 109.21 hectares (269.86 acres)**

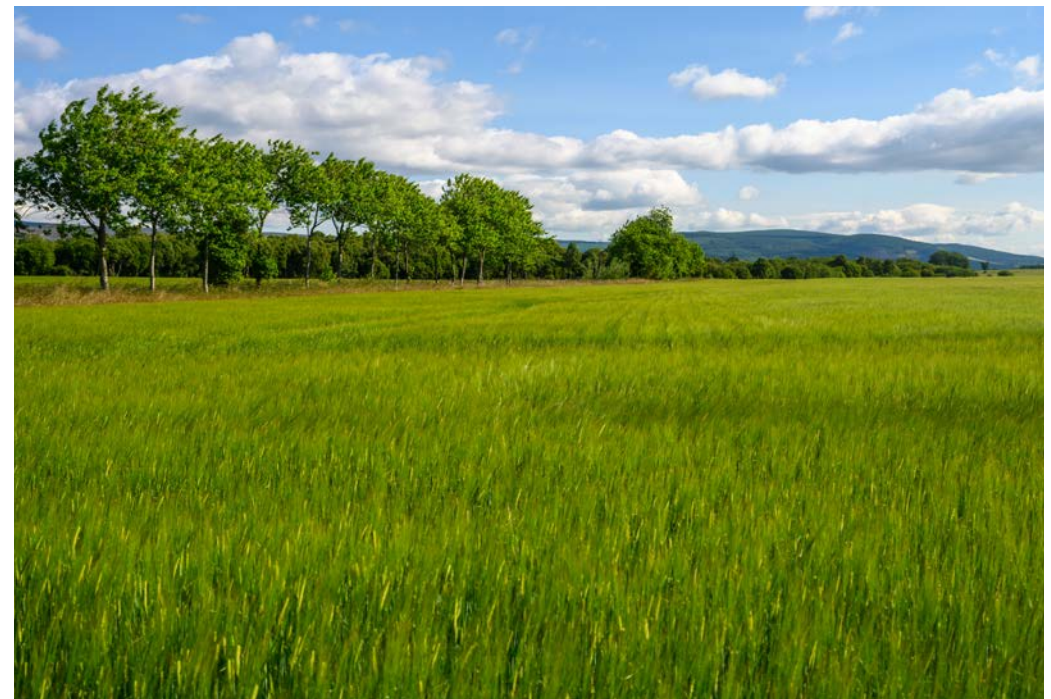
- A rare opportunity to purchase land that has been farmed under a regenerative farm policy.
- A fertile and organic matter rich ring fenced block of land.
- No potatoes grown on the land in over 12 years.
- A number of the field boundaries benefit from extended hedgerows.

**FOR SALE AS A WHOLE**

## Galbraith

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 OnTheMarket





### GENERAL

The land at Moss-side of Esslie sits on the fertile valley floor of the Howe of the Mearns, with the land being typical of the quality agricultural unit found in the area. The land offers a perfect investment opportunity or a bolt on to an existing holding.

The Howe of the Mearns is renowned for its highly productive agricultural soils with soft fruit, potatoes and vegetables all commonly featuring within rotations. Moss-side of Esslie has been devoted to the practices of regenerative agriculture for more than a decade, with the vendor being an active member of the 'Soil Regenerative Agriculture Group' as part of the wider Farming for a Better Climate group. As a result of this careful land management the land will be of an excellent standard, being rich with organic matter and in good heart. Furthermore, the land is free of pests such as Potato Cyst Nematode (PCN) and Clubroot. Soil sampling results are available from the selling agents.

The farm has an extensive network of internal tracks that have been well maintained are in excellent condition and provide access to all of the fields. The unit is ring fenced and a number of the field boundaries form extended hedgerows which provides a delightful habitat for biodiversity, complementing the regenerative agriculture practices that have been used on the land.

### SITUATION

The land is located in the County of Aberdeenshire within the highly productive area of the Howe of the Mearns. Located only 6.5 miles to the southwest of the town of Laurencekirk which offers local village amenities and excellent links to the north and south via the A90 dual carriageway, lying a couple of miles from the land together with a regular railway service.

### METHOD OF SALE

The land at Moss-side of Esslie is offered for sale as a whole.

### DESCRIPTION

The land consists of 9 parcels which surround a farmhouse and steading which are not included in the sale. The farmland extends to approximately 269.86 acres (109.21) of predominantly Grade 3.1 arable land. There are areas of more productive Grade 2 on the east side of the unit, with areas of Grade 5.3 on the fringe of the Esslie Moss to the north.

According to the James Hutton Institute this land will be capable of supporting a wide range of crops due to the quality of soil and drainage in place; the land has been used to grow a range of cereal crops. Potatoes have been excluded from the rotation for a good number of years.

The land consists of Balrownie Brown Earth soils and Mineral Alluvial Soils. The land, for the most part sits relatively flat, with there being a gentle descent on the east side of the holding, from the public road, with the land descending from 55 metres above sea level to 50m.

The cropping history for the farmland is as follows:-

Field	Area (ha)	Area (Ac)	2023	2022	2021	2020	2019
1	36.37	89.87	SO	SB	SB/WW	SO/SB	WB/WO
2	14.31	35.36	SB	SB	SO	SB	SB
3	0.77	1.90	EXCL	EXCL	EXCL	EXCL	EXCL
4	13.34	32.96	SB	SB	SB	WW	SO
5	3.58	8.85	SB	SB	SB	SO	SO
6	15.36	37.95	SB	SB	SO	SB	SB
7	10.93	27.01	SB	SO	SB	WW	SO
8	3.22	7.96	RGR	RGR	RGR	RGR	RGR
9	11.33	28.00	SB	SO	SB	SB	WW
	109.21	269.86					

### IACS

All the farmland is registered for IACS purposes and the farm code is 466/0005.

### BASIC PAYMENT SCHEME (BPS) 2023

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements are available for the land and included within the sale offer.

The entitlements available are as follows: Region 1 - 108.13

### ENVIRONMENTAL STIPULATIONS

All the land is designated as non-LFA. The land situated within the Strathmore and Fife Nitrate Vulnerable Zone.

Esslie Moss is a Site of Special Scientific Interest, parcel 8 on the Sale Plan falls within the management boundary.

### SPORTING RIGHTS

The sporting rights are included.

### MINERAL RIGHTS

The mineral rights are included.

### INGOING VALUATION

The purchaser(s) of Land at Moss-side of Esslie 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 carried out in preparation for the 2023 crop valued on a labour and machinery basis.
2. All growing crops, on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such growing crops.

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 north on the A90 from Dundee, after Stracathro services, take the exit leading to Edzell and Fettercairn. Take the immediate right with signposted for Luthermuir and Fettercairn. Continue along the road for approximately 2 miles, after a gentler right-hand bend a black steel sign post for Moss-side of Esslie will be visible on the left hand side of the road. Take the turning and continue down the gravel access track, the land of Moss-side of Esslie will be visible in front of you.

### WHAT3WORDS

<https://w3w.co/snowmen.reveal.hiker>

### VIEWING

Strictly by appointment with the Selling Agents, Galbraith. Please contact our Perth office to arrange a viewing on 01738 451111.

### ACCESS

The shared access track to the land is not included in the sale but a right of access for agricultural use will be granted.

### 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 times during inspection particularly in reference to the farm buildings, 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.

### LOCAL AUTHORITY

Aberdeenshire Council, Viewmount, Arduie, Stonehaven, AB39 3DQ  
Tel: 01467 539723

### RURAL PAYMENTS INSPECTION DIRECTORATE

SGRPID, Thainstone Court, Inverurie, AB51 5YA  
Tel: 0300 2446822

### SOLICITOR

Thorntons, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ

### 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 Ian Hope in our Galbraith Perth office on 01738 451111 Email: [ian.hope@galbraithgroup.com](mailto:ian.hope@galbraithgroup.com)





### **POSSESSION AND ENTRY**

Vacant possession and entry will be given on completion to be mutually agreed subject to any leases.

### **STIPULATIONS**

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. 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 the 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.

### **LOTING**

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

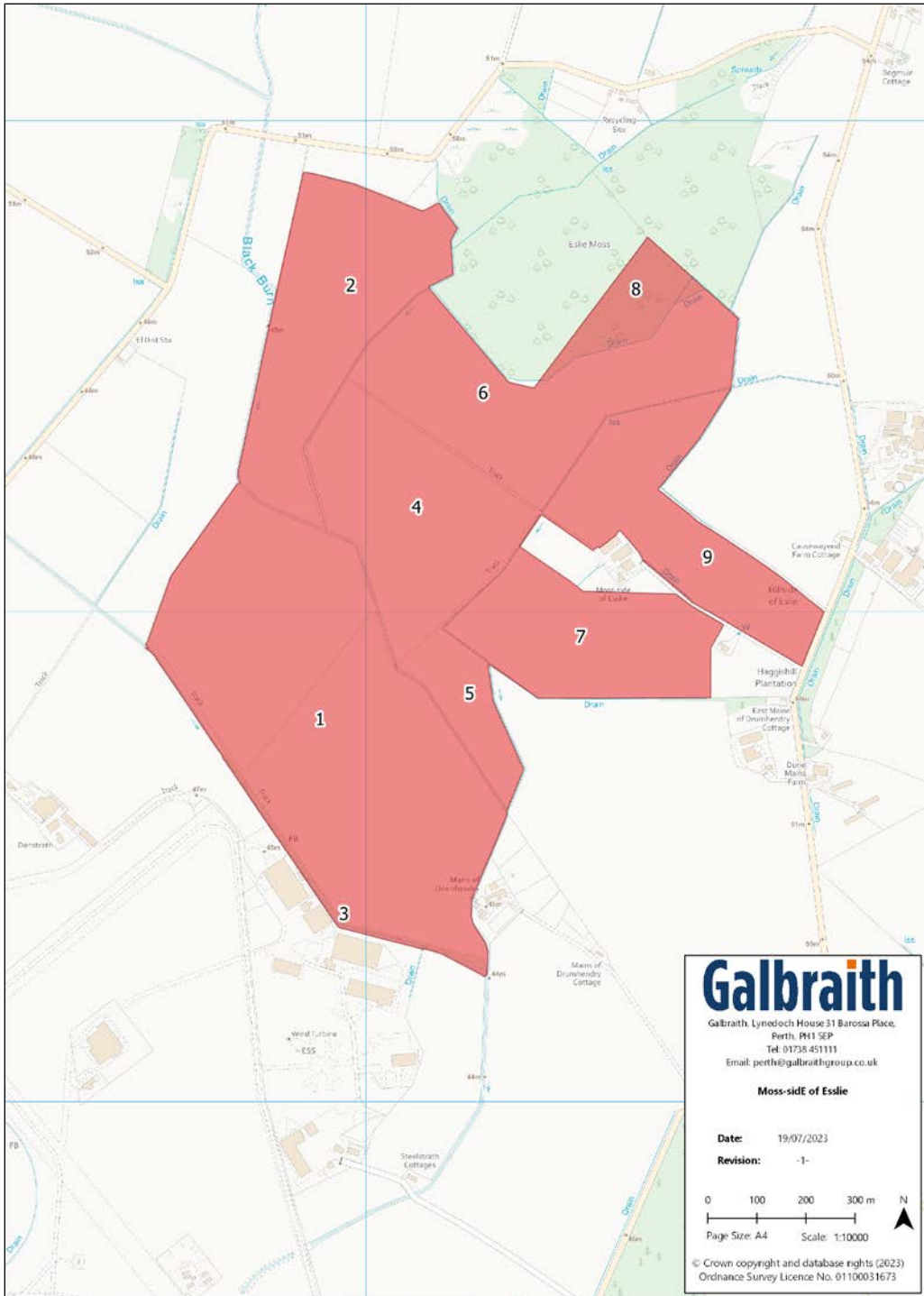
### **GENERAL**

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

### **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, together with proof of funding and Identification. 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. Photographs taken July 2023







**Galbraith**



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