



Galbraith

GREENS OF GARDYNE

BY FRIOCKHEIM, FORFAR, ANGUS





GREENS OF GARDYNE, BY FRIOCKHEIM, FORFAR, ANGUS

A highly productive block of arable land with modern agricultural sheds.

Friockheim 2 miles ■ Forfar 10 miles ■ Dundee 23 miles

About 142.06 acres (57.49 hectares)

- Predominantly Grade 2 and Grade 3.1 land
- Currently down to cereal crops, potatoes and grass
- Two modern agricultural sheds and hay shed
- Former bothy
- Located in an accessible location close to Forfar

FOR SALE AS A WHOLE



Galbraith

Lynedoch House, Barossa Place
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perth@galbraithgroup.com

 OnTheMarket

SITUATION

Greens of Gardyne is located in the highly fertile and productive county of Angus and lies about 2 miles to the north east of the village of Friockheim. It enjoys an accessible position about a 20 minute drive from Forfar and the A90 dual carriageway. The village of Friockheim lies about 2 miles to the south and provides shop, primary school, cafés and restaurants Forfar some 10 miles to the west provides a wide range of facilities including individual retailers, supermarkets, banks and at the Forfar Community Campus are the primary and secondary schools together with recreational facilities including a swimming pool, fitness suite, squash courts and café. Dundee is about a 40 minute drive to the south providing extensive city amenities and services including two universities, Olympia swimming pool, V&A Museum, high street retailers and both railway and bus stations. In addition there is an airport with regular links to London Heathrow. The City of Aberdeen lies about 45 miles to the north east with an airport providing services both within the UK and Europe.

Angus is renowned for its highly 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 contractors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required.

DESCRIPTION

Greens of Gardyne sits nestled in a level and sheltered position and extends to approximately 142.06 acres (57.49 hectares). It benefits from two good sized modern sheds, hay shed and former bothy with access over a farm track leading directly off a minor public road. In addition, there is a footprint of the former Greens of Gardyne Farmhouse, lying adjacent to Agricultural Shed 1. The land is in good heart, well drained and classified as Grade 2 and 3(1) by the James Hutton Institute. It is predominantly level or gently sloping, sitting between 72 and 82 metres above sea level. Greens of Gardyne is accessed via a shared access track from the mirror public road leading onto its own farm track which runs through the middle of the land giving excellent access to the fields and buildings.

The land has grown a variety of crops over recent years including cereal, potatoes and grass. Lying to the north side of the land is a small woodland of nearly 5 acres.

The Greens of Gardyne buildings comprise:-

- **General Purpose Shed 1**

Steel portal frame shed under box profile roof, concrete floor and concrete panel and box profile walls.

- **General Purpose Shed 2**

Steel portal frame with part brick and metal corrugated walls with concrete floor and corrugated asbestos sheeting roof.

- **Hay Shed**

Steel portal frame with part brick walls, open front, concrete floor and corrugated asbestos roof with **Lean To** attached.

- **Lean to**

Steel portal frame with earth floor, corrugated asbestos roof and part corrugated sheeting upper sides with open lower half sides.

- **Former Bothy**

Brick built former bothy under a slated roof.

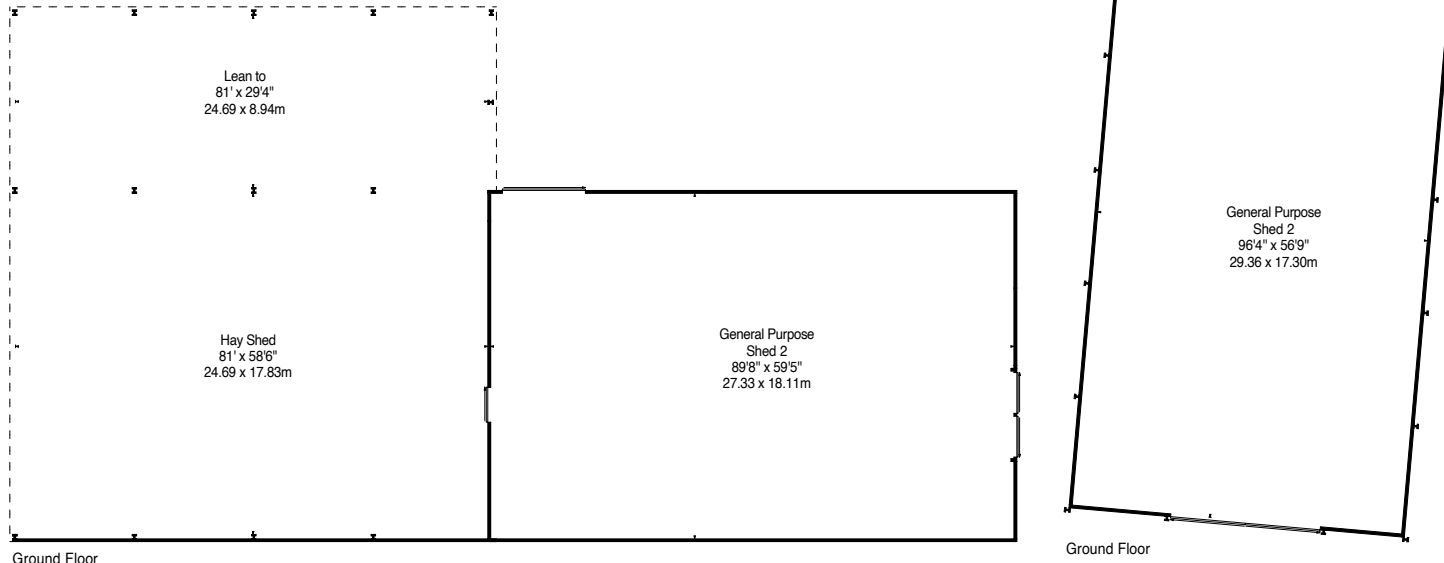




GREENS OF GARDYNE

Approx. Gross Internal Area
18094 Sq Ft - 1680.93 Sq M

For identification only. Not to scale.



METHOD OF SALE

Greens of Gardyne is offered for sale as a whole.

IACS

All the farmland is registered for IACS purposes and the farm code is 104/0022.

NITRATE VULNERABLE ZONE (NVZ)

The land at Greens of Gardyne is included within the Strathmore and Fife Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2023

The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2023 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) 2023 for the remainder of the scheme year.

LESS-FAVOURD AREA SUPPORT SCHEME (LFASS)

All of the land is not designated as being Less Favoured Areas (LFA).

LOCAL AUTHORITY

Angus Council, Angus House, Silvie Way, Orchardbank Business Park, Forfar, Angus DD8 1AE.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX 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.

FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Greens of Gardyne 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. The 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

From Forfar take the A932 towards Friockheim. At the junction with the A933 turn left towards Brechin. After 0.8 miles take the left turn signposted Guthrie then after approximately 1 mile take the right turn signposted Greens of Gardyne. After a short distance the track and lands forming Greens of Gardyne are found on the right hand side.

POST CODE

DD8 2TT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///extra.sneezing.barbarian

SOLICITORS

Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN

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 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

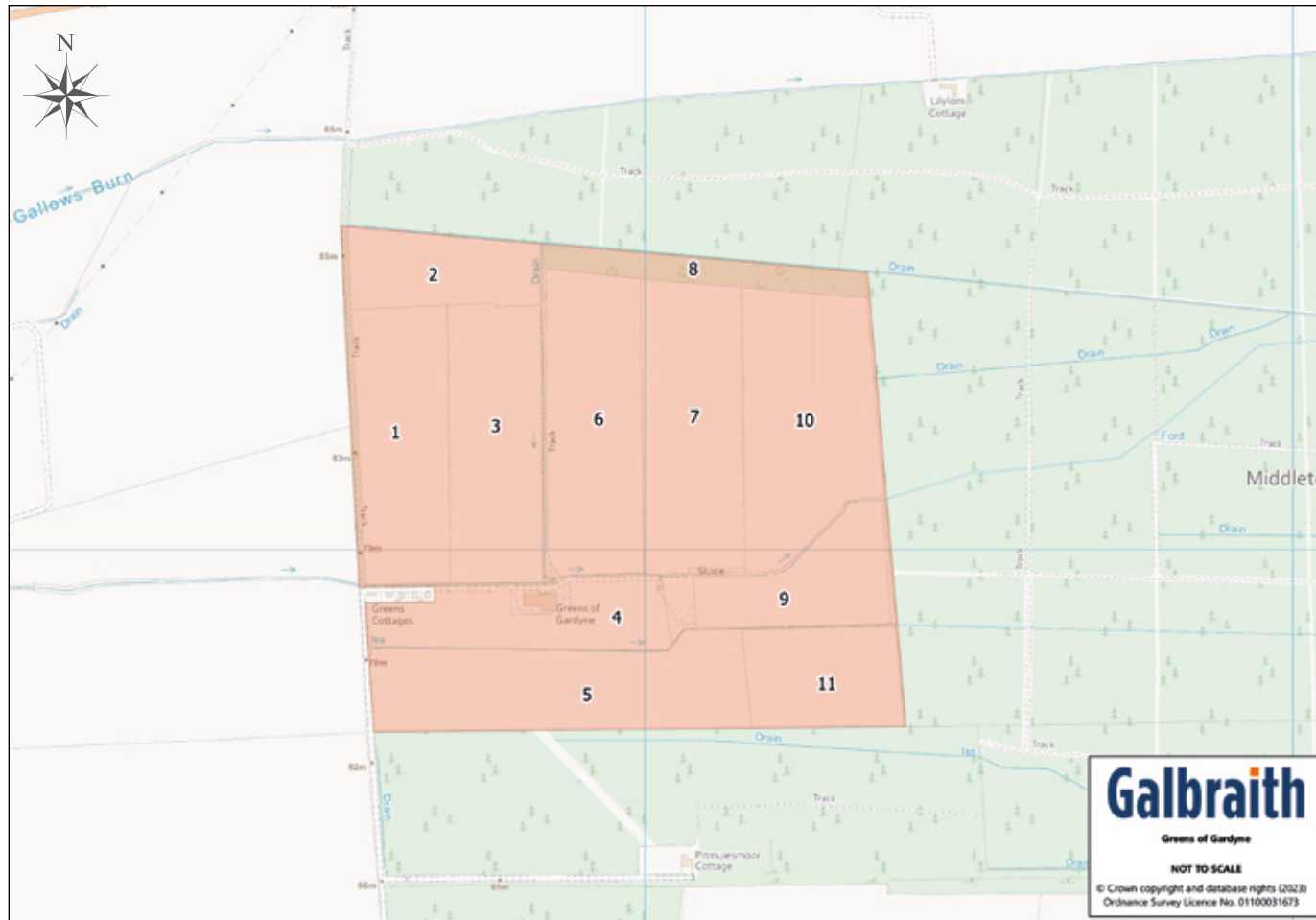
AMC PLC FINANCE

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



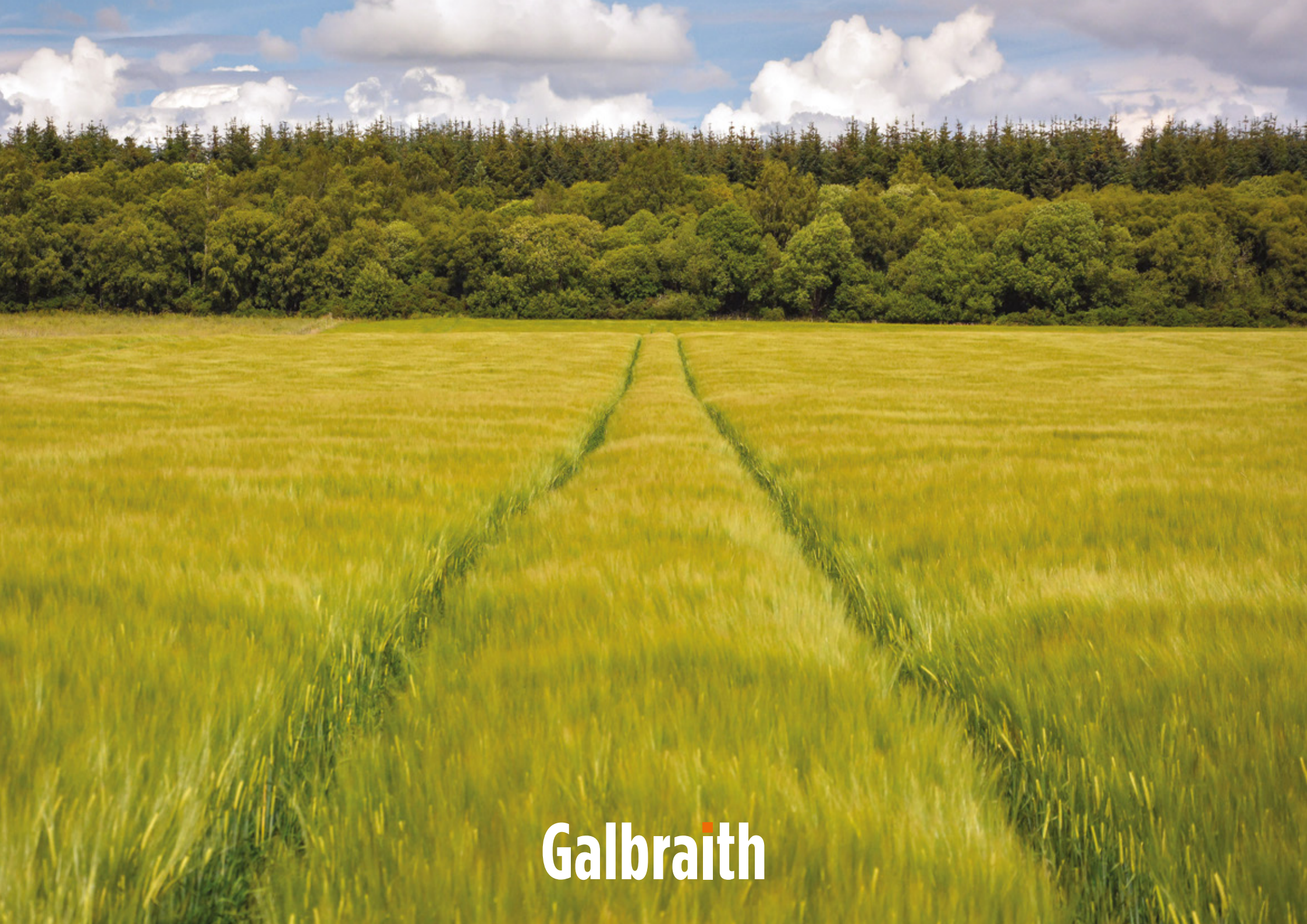
CROPPING SCHEDULE

Field	Area (Acres)	Area (Ha)	2019	2020	2021	2022	2023
1	14.83	6.00	Grass	Pot	WW	SB	SB
2	8.03	3.25	WW	Kale	Kale	SB	WW
3	15.30	6.19	WW	SB	SB	WW	SB
4	9.44	3.82	Grass	Grass	Grass	Pot	WW
5	18.31	7.41	Grass	Grass	Grass	Grass	Pot
6	16.93	6.85	SB	SB	Grass	Pot	WW
7	17.17	6.95	Pot	WW	SB	Grass	Grass
8	4.99	2.02	Woodland	Woodland	Woodland	Woodland	Woodland
9	8.97	3.63	SB	Pot	WW	Grass	Grass
10	19.13	7.74	Grass	Grass	Pot	WW	SB
11	8.97	3.93	SB	Pot	WW	Grass	Grass



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 July 2023.



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