

An aerial photograph of a rural landscape. A river flows through the scene, winding between fields. In the center, there is a small farmstead with several buildings. The fields are mostly golden-brown, suggesting a harvest season. The background shows rolling hills under a blue sky with scattered clouds. The Galbraith logo is in the top right corner.

Galbraith

MILL OF PERT

NORTHWATERBRIDGE, LAURENCEKIRK



MILL OF PERT, NORTHWATERBRIDGE, LAURENCEKIRK, AB30 1QS

A block of productive farmland with existing residential buildings.

Brechin 5.4 miles. ■ Laurencekirk 6.2 miles.
Dundee 31.0 miles. ■ Aberdeen 35.5 miles

- 54.39 acres (22.01 hectares) of primarily Grade 2 land
- Potential development opportunity
- Young truffle tree plantation
- State of the art borehole

For Sale as a Whole

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**





LOCATION

Mill of Perth lies in between Dundee and Aberdeen on the east coast of Scotland. It is situated on the county boundary of Angus and Aberdeenshire. The land lies in a scenic and sought after area and benefits from direct access onto the public road network.

DESCRIPTION

The land extends to 54.39 acres (22.01 hectares) excluding roads, yards and buildings. According to the Hutton Institute of Soil Research Land Capability Maps, the majority of the land is classified as of Grade 2 with a small area of Grade 3(1) land.

There are eight derelict residential buildings on the property which have all suffered from varying levels of flooding.

DIRECTIONS

From Brechin, join the A90 Northbound, once past the Stracathro Services turn off for the farm road is approximately 1 mile North accessed on the left hand side directly from the A90. From the Northwater Bridge Junction, join the A90 southbound and the farm track is accessed by crossing the centre reservation at the farm road end.

VIEWING

Strictly by appointment with the sole selling agents –Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP. Email: perth@galbraithgroup.com

POST CODE

AB30 1QS





WHAT3WORDS

///stardom.submits.reflected

SITUATION

Mill of Pert is situated 31 miles north of Dundee and 35 miles south of Aberdeen in a productive farmland area. The area is well resourced in terms of agricultural infrastructure, being well served with grain and potato merchants, agricultural dealers and a successful machinery ring. Auction marts can be found in Inverurie and Stirling.

DESCRIPTION

The land at Mill of Pert extends to 54.39 acres (22.01 hectares) in four registered parcels for IACS purposes. According to the James Hutton Institute the land is classified as primarily Grade 2 with the remainder being Grade 3(1) being capable of producing a wide range of crops including cereals, potatoes, vegetable and fruit.

RESIDENTIAL PROPERTIES

There are eight residential properties with varying levels of flood damage from flood in 2023 and 2022. The property interiors have been stripped back and are ready for renovation. The Main Farmhouse is B Listed and there is currently planning permission for alterations and extension to the property (21/00873/FULL). There is currently planning permission for alterations and extension to the East Cottage (21/00874/FULL).

GENERAL INFORMATION

LOCAL AUTHORITY

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

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

METHOD OF SALE

For Sale as a Whole

SPORTINGS

The Sporting Rights are included in the sale insofar as they are owned.

MINERALS

The Mineral Rights are included in the sale, insofar as they are owned.

TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

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.

INGOING VALUATION

The purchaser(s) 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, fertilizer, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All hay, straw fodder, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilizers, sprays, chemicals, seeds and sundries at cost.
- 3.

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 the 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 the Bank of Scotland borrowing rate as adjusted from time to time.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

MORTGAGE 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, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted 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.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

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.

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. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. There is an existing right of access granted to the river for the fishing.

ACCESS

Access to the land is directly from the public road network.

SERVICES

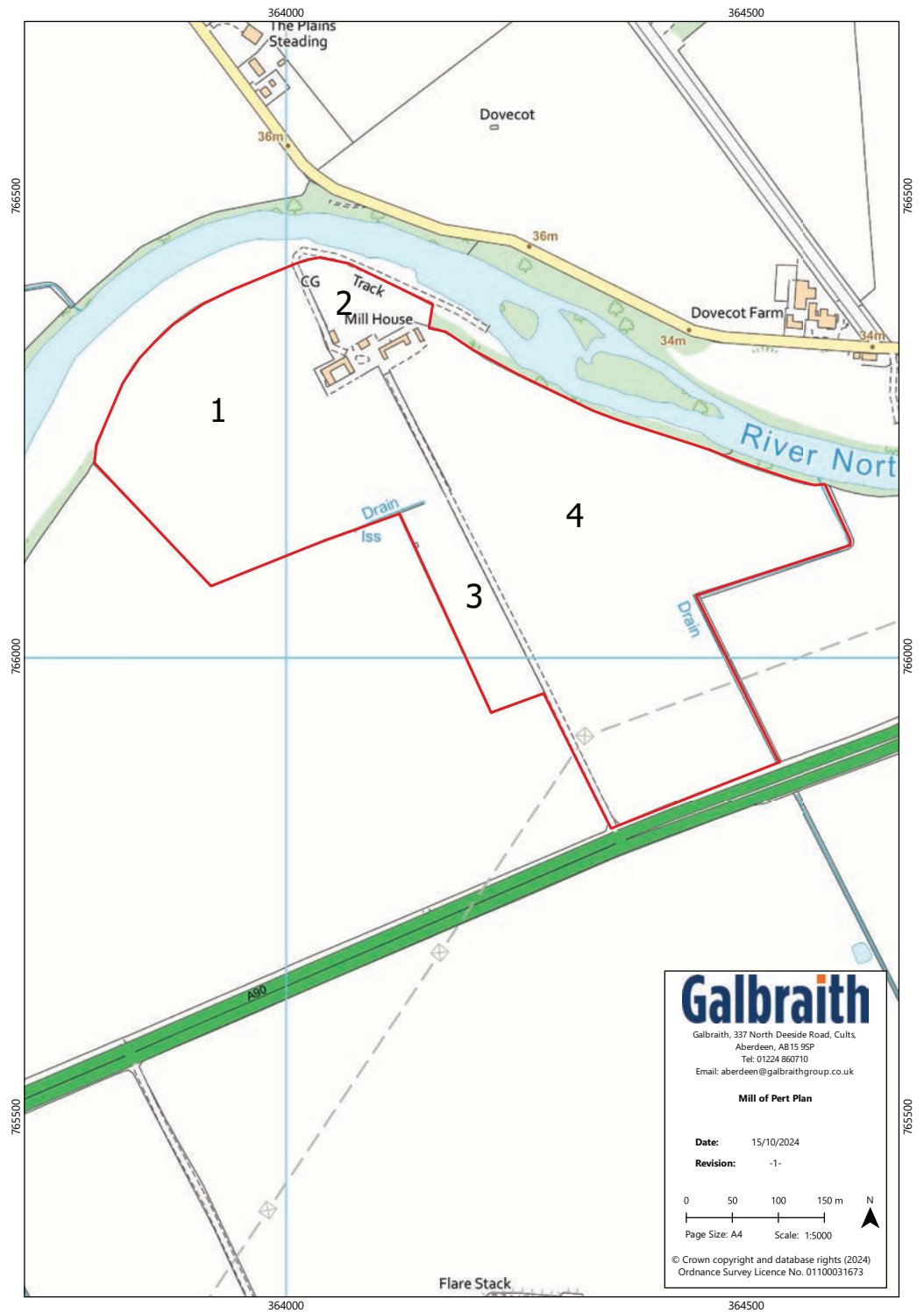
It is understood that mains electricity and water are available nearby. The vendor has installed a borehole in Field 4 which is for residential and/or agricultural use and is capable of producing 40,000 litres of water per hour.

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. Particulars were prepared and photographs taken in January 2024.



Mill of Pert Field No.	Area		Cropping Plan				
	Ha	Ac	2024	2023	2022	2021	2020
1	6.98	17.25	POTS	OSR	SB	SB	SB
1 (part)	0.61	1.50	Truffle Trees	Truffle Trees	Truffle Trees	Truffle Trees	SB
2	0.78	1.92	POTS	OSR	SB	SB	SB
3	1.40	3.45	POTS	OSR	SB	SB	SB
4	11.32	27.97	SB	OSR	SB	SB	POTS
4 (part)	0.93	2.30	Truffle Trees	Truffle Trees	Truffle Trees	Truffle Trees	POTS
	22.01	54.39					



Galbraith
 Galbraith, 337 North Deeside Road, Culls,
 Aberdeen, AB15 9SP
 Tel: 01224 860710
 Email: aberdeen@galbraithgroup.co.uk

Mill of Pert Plan

Date: 15/10/2024
Revision: -1-

0 50 100 150 m N
 Page Size: A4 Scale: 1:5000

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