



Galbraith

UPPER ANGUSTON FARM
PETERCULTER



Lot 1

UPPER ANGUSTON FARM, PETERCULTER, AB14 0PP

Peterculter 2.8 miles ■ Aberdeen 12.2 miles
Banchory 10.2 miles

About 311.64 acres (126.11 hectares) or thereby

- 311.64 acres (126.11 hectares) of predominantly Grade 3.2 arable land
- Stock-proof fenced unit capable of supporting a mixed enterprise
- Modern agricultural shed onsite
- Excellent access via a series of private tracks and public roads

FOR SALE IN TWO LOTS OR AS A WHOLE

Galbraith

Perth
01738 451111
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 OnTheMarket





Lot 1

SITUATION

Upper Anguston is situated in the county of Aberdeenshire, just 3 miles north-west of Peterculter. The city of Aberdeen lies 12 miles east of the subjects. The land benefits from direct access onto a series of private and public roads.

Peterculter provides a range of amenities including a local community campus, a range of small supermarkets and restaurants. Aberdeenshire is an area well recognised for its productive mixed farmland, with the unit offering a typical rotation of temporary grassland and arable cropping.

DESCRIPTION

The land sits in three blocks with the land at Benthoul and Baads sitting slightly to the north of the centre of the unit, known as Upper Anguston. The land is divided into 23 enclosures extending to 311.64 acres (126.11 hectares). According to the James Hutton Institute the land is predominantly Grade 3.2 with areas of Grade 4.1 & 4.2 also found. The majority of the land would therefore support a moderate range of crops producing good yields, however it is likely grass will commonly feature within the crop rotation. We have examined the James Hutton Soil maps which shows the land comprises freely drained Humus-iron Podzols across the holding.

The fields are largely uniform in shape allowing for efficient arable operations and are bounded by stone dyking and rylock fencing throughout the holding. The land benefits from a good internal network of access tracks further supporting by access from the nearby public road. The land at Baads benefits from a network of existing hedgerows providing an excellent biodiversity opportunity. The holding benefits from two rights of ways at Baads as indicated on the sale plan. There is one agricultural building at Upper Anguston, included in Lot 1, comprising a steel portal framed grain shed, with it's dimensions being approximately 25 metres x 20 metres. The shed comprises a steel frame with box profile cladding and grain panel walls with a concreted floor. The lockable shed offers a good satellite storage space for grain.



Lot 1



Lot 1

METHOD OF SALE

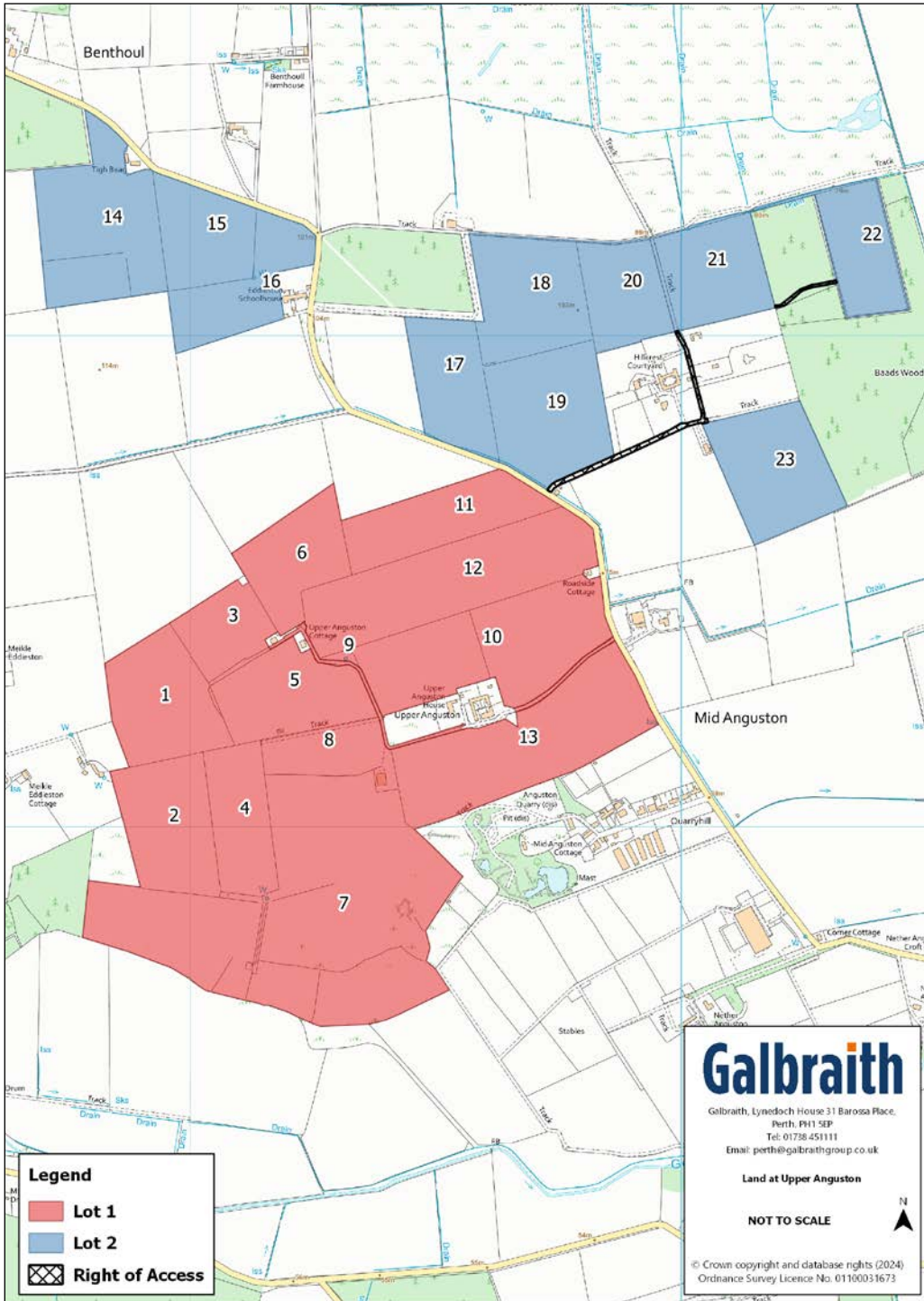
Upper Anguston is offered for sale as a whole or in two lots.

Lot 1 - Upper Anguston Shed and land extending to 80.16 hectares (198.10 acres) or thereby.

Lot 2 - Land at Benthoul and Baads extending to 49.64 hectares (122.66 acres) or thereby.

FIELD SCHEDULE

LPID	Parcel	Ha	Ac	2024	2023	2022	2021	2020
Lot 1								
NJ/79943/02258	1	4.88	12.06	PGRS	PGRS	PGRS	PGRS	PGRS
NJ/79955/02004	2	4.79	11.84	SB	SB	WW	WO	SB
NJ/80068/02405	3	2.69	6.65	TGRS5	TGRS4	TGRS3	TGRS2	TGRS1
NJ/80113/02003	4	3.58	8.85	SB	SB	SB	SB	PGRS
NJ/80204/02267	5	4.5	11.12	PGRS	PGRS	TGRS5	TGRS4	TGRS3
NJ/80229/02550	6	3.8	9.39	RAST	OCS-K	RAST	TSF	TSF
NJ/80232/01832	7	22.18	54.81	PGRS	PGRS	PGRS	PGRS	PGRS
NJ/80284/02152	8	2.25	5.56	SB	SB	WW	SB	SB
NJ/80309/02344	9	0.14	0.35	RGR	RGR	RGR	RGR	RGR
NJ/80595/02370	10	8.54	21.10	GCM	WW	GCM	SB	TGRS1
NJ/80516/02627	11	4.48	11.07	TGRS5	TGRS4	TGRS3	TGRS2	TGRS1
NJ/80526/02501	12	8.59	21.23	TGRS5	TGRS4	TGRS3	TGRS2	TGRS1
NJ/80681/02186	13	8.88	21.94	WW	GCM	WW	GCM	WW
RYB - Lot 1		0.86	2.15					
Lot 1 Total		80.16	198.10					
Lot 2								
NJ/79811/03229	14	7.23	17.87	SB	SB	WW	WO	SPOT
NJ/80035/03200	15	3.79	9.37	SB	WW	SO	MBSF	MBSF
NJ/80139/03084	16	3.87	9.56	SB	WW	WO	SB	SB
NJ/80534/02903	17	3.74	9.24	SB	WW	SPOT	SB	SB
NJ/80691/03076	18	5.00	12.36	SB	WW	SPOT	SB	SB
NJ/80733/02844	19	5.65	13.96	WW	SPOT	SO	SB	SB
NJ/80883/03083	20	3.22	7.96	SB	WW	WO	SB	MBSF
NJ/81087/03136	21	4.04	9.98	GCM	WW	GCM	SB	GCM
NJ/81369/03173	22	3.29	8.13	GCM	WW	GCM	SB	GCM
NJ/81189/02744	23	5.16	12.75	SB	WW	SPOT	SB	SO
RYB - Lot 2		0.96	2.37					
Lot 2 Total		45.95	113.54					
Total		126.11	311.64					





IACS

All the farmland is registered for IACS purposes with the farm code being 471/0036.

BASIC PAYMENT SCHEME (BPS) 2024

The Basic Payment Entitlements will be available for sale by separate negotiation. Please note the vendor only holds the entitlements for Lot 1.

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.

ENVIRONMENTAL STIPULATIONS

There are no known environmental stipulations on the site.

LOCAL AUTHORITY

Aberdeenshire Council, Woodhill House, Westburn Rd, Aberdeen, AB16 5GB.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Inverurie (Thainstone), Scottish Government Agriculture and Rural Economy, Thainstone Court, Inverurie, AB51 5YA. Tel 0300 2446822.

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.

INGOING VALUATION

The purchaser(s) of the land at Upper Anguston 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

From the A90(North). Head north-west on the Aberdeen Western Peripheral Route A90, take the A93/B979 exit toward Braemar/Maryculter. After 0.6 miles, at the roundabout take the second exit. Follow the road for 2.1 miles and turn right onto North Deeside Road/A93, after 0.8 miles turn right. Follow the road for approximately 0.2 miles and to the left is Upper Anguston Steading.



POST CODE

AB14 OPY
WHAT3WORDS
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SOLICITORS

Blackadders LLP, 6 Bon Accord Square, Aberdeen, AB11 6XU.

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 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.

A gas pipeline crosses the land at Upper Anguston and the land at Baads. If you require any further information on this, please contact the Selling Agents.

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 November 2024.







Galbraith



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