

**BARNHILL,**  
LAURENCEKIRK



# BARNHILL, LAURENCEKIRK, AB30 1HN

PRODUCTIVE FARM IN A SOUGHT AFTER AREA WITH A RANGE  
OF AGRICULTURAL AND RESIDENTIAL BUILDINGS

Laurencekirk 1.5 miles ■ Aberdeen 25 miles ■ Dundee 33 miles

FOR SALE IN TWO LOTS OR AS A WHOLE

- **Lot 1:** Farmhouse
- Range of Farm Buildings including development opportunities
- 42.88ha (105.96ac) of land
  
- **Lot 2:** 80.68ha (199.36ac) of land
- Leased phone mast

In total 123.56ha (305.32ac) of land



**Galbraith**

Aberdeen  
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 OnTheMarket



### LOCATION

Barnhill is located 1.5 mile east of Laurencekirk, 25 miles south of Aberdeen and 33 miles north of Dundee in the former county of Kincardine, an area well known for its fertile farmland.

### VIEWING

Strictly by appointment with the sole selling agents –Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

### DIRECTIONS

When bypassing Laurencekirk on the A90, turn off onto the B9120. After 0.5 miles take the first left onto a shared farm road. Heading up the farm road, take a right then a left turn. Proceed up the remainder of the road to arrive at Barnhill.

### SITUATION

Barnhill is situated 1.5 miles east of Laurencekirk in the county of Aberdeenshire. The land is currently in grass but has the potential to grow a wide range of crops. The area is well resourced in terms of agricultural infrastructure, being well served by a number of grain merchants, agricultural suppliers and machinery dealers, in addition to the Machinery Ring. Auction marts can be found in Forfar and Inverurie with modern abattoirs being situated at Inverurie and Portlethen.

### DESCRIPTION

Barnhill is situated within a highly productive area of farmland in southern Aberdeenshire. The land sits between 140 metres and 260 metres above sea level. According to the James Hutton Institute the land is primarily classified as Grades 3(2) and 4(1) with some 4(2). The land is registered with SGRPID for IACS purposes.

#### Lot 1: Farmhouse

The farmhouse: 122m<sup>2</sup> internally, of timber frame and harled exterior construction with slate roof. Accommodation as follows: Kitchen, utility, dining room, sitting room, vestibule, bathroom and 3 bedrooms. EPC: F



### Farm Buildings

**Original farmhouse:** of traditional construction including stone walls, slate roof and dormer windows with potential to redevelop.

**Original Cottage:** of harled stone wall and slate roof construction with potential to redevelop.

**Cattle court/GP store:** 27.5m x 24.7m of steel portal frame construction with lean-to's to the west and east, concrete floor, brick wall, fibre cement roof, feed pass and storage to the rear.

**Pole barn:** 18.8m x 5.5m of timber construction with corrugated roof and cladding.

**Traditional store:** 18.8m x 6.2m of timber truss construction, stone walls and slate roof.

**Cattle court/ GP store:** 23m x 17.8m of steel portal frame construction, concrete floor and panels, box profile cladding and corrugated roof.

**Cubicle house:** 31.8m x 12.8m of concrete portal frame construction with central supports, concrete bays, feed passes, walls and a corrugated roof.

**Open silage pit:** 21.2m x 13.1m of sleeper walls.

**Surfaced silage pit:** 27m x 9.5m of aggregate hard standing.

**Nissen hut:** 18.4m x 7.6m of steel arch construction.

**Cattle court:** 24m x 15.2m steel portal frame construction with centre feed pass. Consists of concrete block walls, box-profile cladding and corrugated roof.

**Slurry lagoon:** 18.7m x 14.8m of concrete construction adjacent to the cubicle house.

### The land

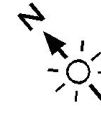
The land extends to 42.88ha (105.96ac) of primarily grade 3(2) land according to the James Hutton Institute. It is in good heart having been farmed in an arable and grass rotation in recent years and is partially fenced and watered.

#### Lot 2: Land

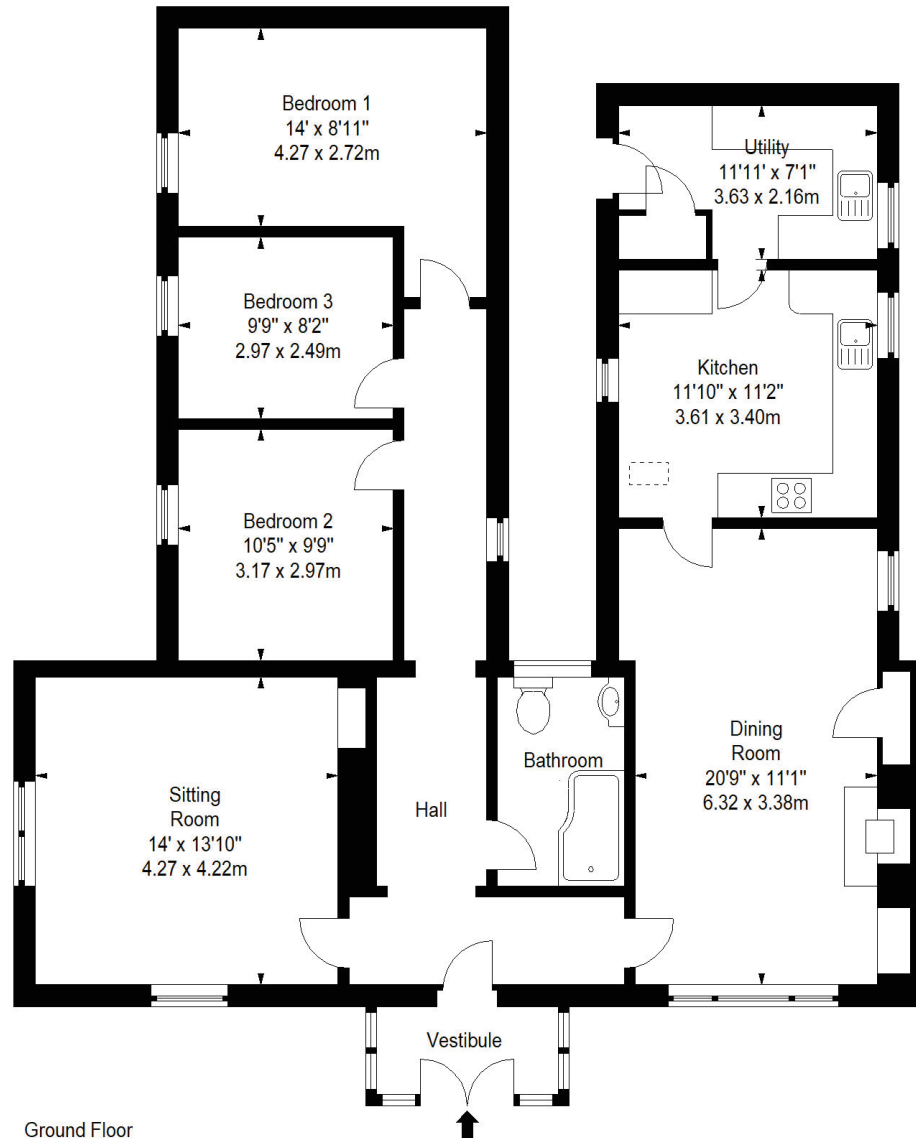
The land extends to 80.68ha (199.36ac) of primarily grade 4(1) and 4(2) land according to the James Hutton Institute. It is partially fenced, watered and has historically sustained a suckler herd. In addition there are two small blocks of amenity forestry. Lot 2 includes a phone mast that is two years into a ten year lease to Arqiva Services Limited, the passing rent being £1750/year.



**Barnhill Farmhouse,  
Laurencekirk,  
Aberdeenshire, AB30 1HN**



Approx. Gross Internal Area  
1316 Sq Ft - 122.26 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



Ground Floor

## GENERAL INFORMATION

### LOCAL AUTHORITY

Aberdeenshire Council, Viewmount, Arduthie Road, Stonehaven AB39 2DQ. Telephone 01467 539723.

### RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822. Farm Code 66/468/0030.

### METHOD OF SALE

For sale as a Whole or in 2 Lots.

### BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming Basic Payments. The BPS entitlements have been established by the seller but are not included in the sale of the land. The buyer will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. All payments relating to the 2022 year will be retained by the seller. The buyer will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2022 for the rest of the scheme year. If sold in lots the entitlements will be apportioned accordingly.

### SPORTINGS

The Sporting Rights have not been formally exercised in recent years but are included in the sales 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:

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.

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.

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

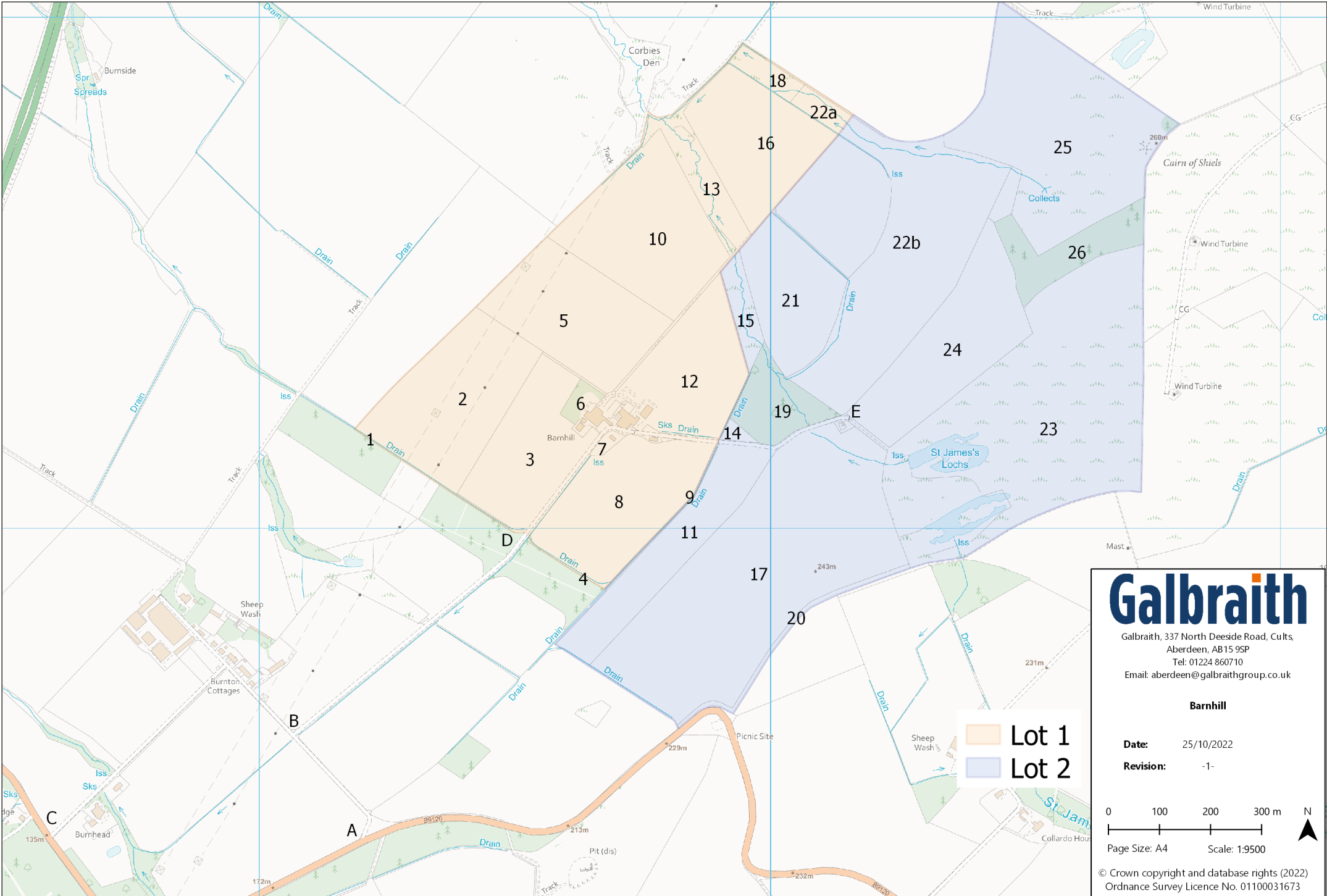
A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

### HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in reference to the farm buildings.



LOT	FIELD NO	PLOUGHABLE		PERMANENT GRASS		OTHER		TOTAL		CROP
		Ha	Ac	Ha	Ac	Ha	Ac	Ha	Ac	
1	1					0.18	0.44	0.18	0.44	TSB
	2	6.49	16.04					6.49	16.04	TGRS
	3	4.68	11.56					4.68	11.56	TGRS
	4					0.07	0.17	0.07	0.17	TSB
	5	5.85	14.46					5.85	14.46	TGRS
	6			0.39	0.96			0.39	0.96	PGRS
	7			0.16	0.40			0.16	0.40	PGRS
	8	5.88	14.53					5.88	14.53	TGRS
	9					0.27	0.67	0.27	0.67	TSB
	10	6.64	16.41					6.64	16.41	TGRS
12	4.12	10.18					4.12	10.18	TGRS	
13			1.83	4.52			1.83	4.52	PGRS	
16	5.04	12.45					5.04	12.45	TGRS	
18					0.72	1.78	0.72	1.78	RGR	
22a			0.56	1.38			0.56	1.38	PGRS	
		<b>22.90</b>	<b>56.59</b>	<b>2.94</b>	<b>7.26</b>	<b>1.24</b>	<b>3.06</b>	<b>42.88</b>	<b>105.96</b>	
2	11			4.34	10.72			4.34	10.72	PGRS
	14			0.18	0.44			0.18	0.44	RGR
	15					0.90	2.22	0.90	2.22	RGR
	17			16.30	40.28			16.30	40.28	PGRS
	19					2.00	4.94	2.00	4.94	TREES
	20					0.55	1.36	0.55	1.36	TSB
	21	4.01	9.91					4.01	9.91	PGRS
	22b			13.94	34.45			13.94	34.45	PGRS
	23			18.65	46.08			18.65	46.08	PGRS
	24			6.10	15.07			6.10	15.07	PGRS
25			11.42	28.22			11.42	28.22	PGRS	
26					2.29	5.66	2.29	5.66	TREES	
		<b>0.00</b>	<b>0.00</b>	<b>20.82</b>	<b>51.45</b>	<b>5.74</b>	<b>14.18</b>	<b>80.68</b>	<b>199.36</b>	
		<b>22.90</b>	<b>56.59</b>	<b>23.76</b>	<b>58.71</b>	<b>6.98</b>	<b>17.25</b>	<b>123.56</b>	<b>305.32</b>	



# Galbraith

Galbraith, 337 North Deeside Road, Cults,  
Aberdeen, AB15 9SP  
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### Barnhill

**Date:** 25/10/2022  
**Revision:** -1-

- Lot 1
- Lot 2



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## 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](mailto: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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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. A number of pylons traverse the farm, payment for which is on an annual basis.

## ACCESS

The farm can be accessed from existing access routes which are shown A/B/D or C/B/D on the sales plan. A right of access in favour of Arqiva exists shown D/E on the sales plan.

## SERVICES

Lot 1 is served by mains electricity and private water.  
Lot 2 is served by a private water supply.

## IMPORTANT NOTES

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.

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 guarantee the working order of services and appliances.

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. Particulars were prepared and photographs taken in October 2022.





**Galbraith**



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