



HOSPITAL SHIELDS FARM

ST CYRUS, MONTROSE



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PRODUCTIVE BLOCK OF ARABLE LAND WITH AN EXTENSIVE RANGE OF BUILDINGS ON THE ABERDEENSHIRE / ANGUS BORDER

St Cyrus 3.5 miles, Montrose 8 miles, Stonehaven 18 miles, Aberdeen 34 miles, Dundee 36 miles

203.66 acres across well sized fields

Ring-fenced

Class 3(2) predominately arable land

In total about 209.79 acres (84.90 hectares)

For sale as a whole



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SITUATION

Hospital Shields Farm is situated northwest of St Cyrus, on Aberdeenshire's southeastern coastal border with Angus, an area well known for high quality, productive agriculture.

With its fertile land and proximity to a variety of grain and potato merchants, agricultural dealers and a successful machinery ring, Hospital Shields Farm is enviably located within a region recognised nationally for its agricultural credentials.

The property offers both those wishing to expand their existing holding and those seeking to establish themselves in the industry with an ideal opportunity to obtain an equipped, viable holding that benefits from the area's recognised agricultural quality and supporting infrastructure.

The property is accessible from many major hubs such as Montrose (8 miles) and Dundee (36 miles) to the south and Aberdeen (34 miles) to the north. Journey times to Aberdeen have recently been much reduced by the opening of the Aberdeen Western Peripheral Route. There is a mainline railway station at Montrose, with regular services to Aberdeen and the south, including a sleeper service. Aberdeen Airport (35 miles) has a range of domestic and European flights. Edinburgh Airport (92 miles) is also within easy reach, and there are direct services from Dundee to London Stansted.

Aside from its agricultural attributes, the region boasts a diverse range of recreational and sporting opportunities: from local golf courses, the renowned fishing rivers of North and South Esk, shooting on local estates and its proximity to the Angus Glens which have some of the best hill walking in eastern Scotland, together with skiing at Glenshee in winter and sandy beaches. Shopping, business and banking services are found in Montrose and Stonehaven (18 miles).

DESCRIPTION

Hospital Shields Farm is a highly accessible, productive farm extending to 209.79 acres (84.90 hectares) of equipped predominately arable land across six ring fenced fields, all of a suitable size for the efficient operation of modern machinery and benefitting from a convenient network of quiet public roads allowing for ease of access to all fields.

The extensive range of farm buildings provide livestock housing with a capacity adequate both for the immediate holding and sufficient to complement the needs of additional land elsewhere.

The land has been farmed in hand, with recent rotations including cereal crops, seed potatoes, peas and, on occasion, broccoli.

As per the sales plan, please note that the wind turbine and area of grass immediately surrounding it are excluded from the sale. The wind turbine site is leased and will be retained by the seller.

FARM BUILDINGS

Hospital Shields Farm is well equipped with a range of modern and traditional buildings, all being Atcosts sheds, providing storage for a variety of purposes. The farmyard benefits from a borehole water supply. The approximate dimensions and construction are as follows:

1. **Slatted Courts** (11.83m x 36.32m). Concrete frame with block walls and corrugated cement roof with ventilated profile sheeted sides and a central 4.2m feed passage. Currently sectioned into eight pens.
2. **Cattle Court** (8.67m x 36.37m). Concrete frame with block walls, concrete floor and corrugated cement roof with a central feed passage.
3. **Feed Store** (14.60m x 36.35m). Concrete frame with a concrete floor and corrugated cement roof. Together with a Farm King Mixer.

4. **Dual Purpose Court**, sectioned into a court (8.70m x 13.57m) and a drier area (8.70m x 22.80m). Concrete frame with block walls, concrete floor and corrugated cement roof.
5. **Garage** (4.15m x 8.80m) and **Store** (4.15m x 2.90m). Concrete block wall frame, concrete floor and corrugated cement roof.
6. **Cattle Court** (20.46m x 27.23m). Concrete frame with block walls, with corrugated cement sheeted sides and roofing and an adjoining feed lean-to (10.62m x 9.84m).
7. **Lean-to** (9.30m x 27.23m). Open sided straw store with a concrete frame and hard-core flooring. Adjoining the southern elevation of the cattle court (building no. 6).

In addition there are two former silage pits and hardstanding areas.

THE LAND AT HOSPITAL SHIELDS FARM

In total, the land extends to some 203.66 acres (82.42 ha) of arable (183.77 acres (74.37 ha)) and grassland (18.85 acres (7.63 ha)), with the remainder consisting of internal farm tracks, verges and ditches. The land ranges from 118m to 212m above sea level. According to the James Hutton Institute for Soil Research, the majority of the land is classified as Class 3(2), with the remainder being Class 4(2). The soils are of the Stonehaven and Mountboy series, both derived from old red sandstone with component soil types being brown forests and gleys and both with a sandy silt topsoil and subsoils of a clayey loam.

GENERAL REMARKS

Viewing

Strictly by appointment with Savills – 01224 971111. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

Directions

On leaving St Cyrus on the southbound carriageway of the A92 take the second right hand public road (signposted Laurencekirk). Continue along this road, through the crossroads, for approximately 2.5 miles until arriving at the property, with Hospital Shields Farm buildings on the left hand side. The farmyard is accessed along a concrete farm track immediately adjacent to the buildings.

Solicitors

Thorntons Solicitors, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA
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Tenure

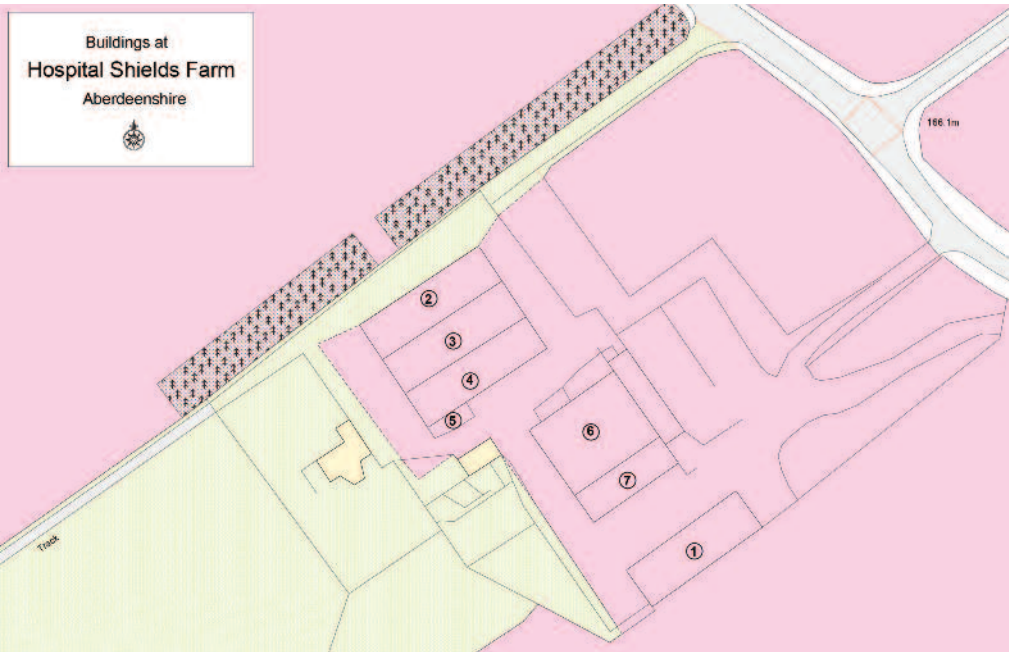
The property will be offered with vacant possession on completion of the sale.

Entry and Possession

Entry and possession will be by arrangement.

Basic Payment Scheme

Basic Payment Scheme Entitlements are not included but 70.00 Region 1 entitlements are available in addition. The sellers will retain the 2019 BPS payment in full.



Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

In particular:

1. A servitude in favour of the property permitting access along the private road serving the farm buildings.
2. A gas pipeline crosses the property.
3. Servitude rights in favour of the vendor will be created to facilitate the ongoing lease of the wind turbine site.

Ingoing Valuation

The purchaser(s) of Hospital Shields Farm, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All cultivations carried out in preparation of the 2018/2019 cropping year valued on a labour and machinery basis.
2. All 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.
3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry 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 Savills 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 5% over Bank of Scotland borrowing rate.

Mineral & Timber Rights

Insofar as they are owned the mineral rights are included in the sale. Where present, all standing and fallen timber is included in the sale.

Sporting Rights

Sporting rights are included in the sale insofar as they are owned.

Environmental Stipulations

Hospital Shields Farm is within the Strathmore, Fife and Angus Nitrate Vulnerable Zone.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

STIPULATIONS

Deposit

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

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 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.

VAT

In the event that Value Added Tax is or becomes payable in respect of the Property or assets sold, the Purchaser(s) in addition to the consideration will pay to the Vendors the full amount of such Value Added Tax.

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.

Financial Reference

Any offer by a purchaser(s) which is supported by a loan agreement must be supported by supporting documents for the satisfaction of the seller. Offers from those resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Lotting

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.

Generally

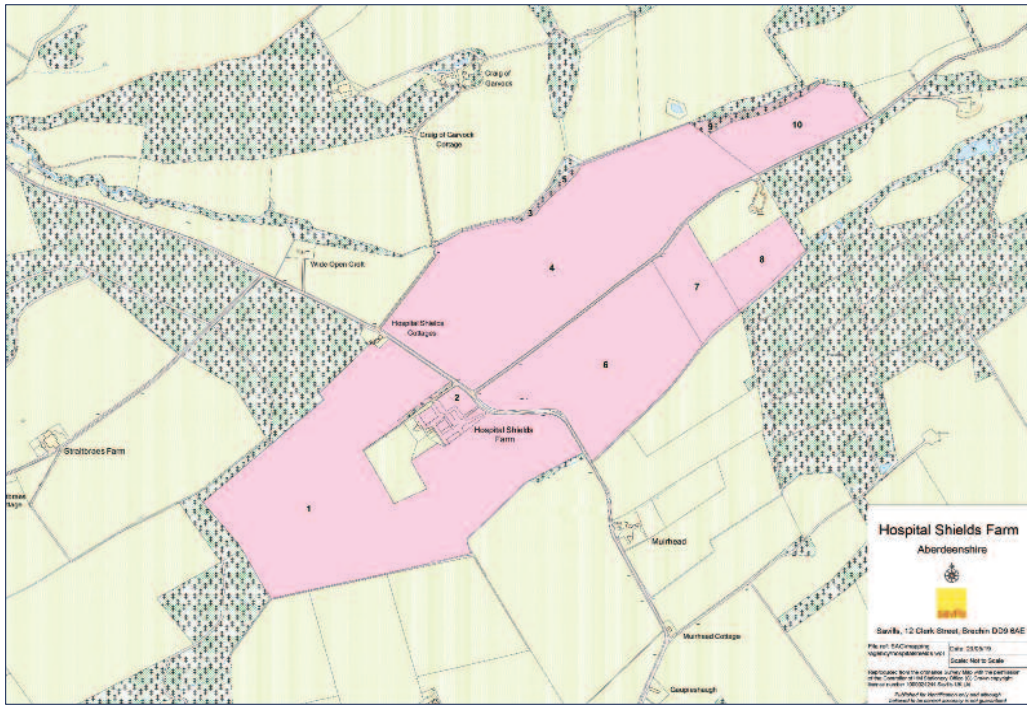
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

Where applicable, rates and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Our REF: RG190530 Brochure prepared May 2019



Acreage & Cropping Schedule

Field No	Payment Region	Gross Area		BPS Eligible	Arable		Grass		RGR		Trees / Other		Cropping				
		hectares	acres		hectares	acres	hectares	acres	hectares	acres	hectares	acres	2015	2016	2017	2018	2019
1	1	30.77	76.03	30.77	30.76	76.01					0.01	0.02	SB / CALA / TGRS1	WW / SPEAS / SB / FALW	SB / WW / SPOT	SPEAS / SPOT	WW / SB
2	1	0.42	1.04	0.42			0.42	1.04					PGRS	PGRS	PGRS	PGRS	PGRS
3		0.37	0.91								0.37	0.91					
4	1	26.66	65.88	26.63	26.43	65.31	0.20	0.49			0.03	0.07	SPEAS / WW / SB / TGRS1	WW / SB	SPEAS / CALA / FALW	WW / SB / FALW	SB / TGRS1
5		0.22	0.54								0.22	0.54					
6	1	13.51	33.38	13.51	13.51	33.38							WW / T1	CALA / FALW	SB / WW / SPOT	SB	SPOT / FALW
7	1	3.19	7.88	3.19			3.19	7.88					PGRS	PGRS	PGRS	PGRS	PGRS
8	1	2.58	6.38	2.58			2.58	6.38					PGRS	PGRS / BUI	PGRS	PGRS	PGRS
9		0.41	1.01	0.41							0.41	1.01					
10	1	4.93	12.18	4.91	3.67	9.07			1.24	3.06	0.02	0.05	SB / RGR	FALW / RGR	SB / RGR	SB / RGR	SB / RGR
Trees / Other		1.84	4.55								1.84	4.55					
Total		84.90	209.79	82.42	74.37	183.77	6.39	15.79	1.24	3.06	2.90	7.17					

