BALQUHADLY
NR FORFAR • ANGUS

Brechin 9 miles, Forfar 10 miles, Dundee 23 miles, Aberdeen 47 miles

Well balanced LFA livestock farm with conservation & lifestyle appeal

Attractive location with outstanding views
South facing four bedroom farmhouse
Range of useful farm buildings
138 acres arable/ploughable
176 acres permanent pasture
30 acres grazing and woodland
Duck flighting ponds & rough shooting

About 353 acres (142 hectares) in total
For sale as a whole

Savills Brechin
12 Clerk Street
Brechin
Angus, DD9 6AE
01356 628 628
brechin@savills.com

Savills Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh, EH3 6DH
0131 247 3720
edinburghrural@savills.com
SITUATION

Balquhadly sits just below the glorious rolling heather clad hills of the Angus Glens overlooking the fertile Vale of Strathmore and enjoys an almost panoramic view over the surrounding countryside. On a clear day the tidal water in the Montrose Basin can be seen.

The county of Angus is a highly regarded agricultural area enjoying a favourable climate and long hours of summer daylight which allows for the production of soft fruit as well as potato and cereal crops and is known throughout the world as home to the Aberdeen Angus breed of cattle.

Angus boasts fertile farmland, sandy beaches and glorious heather glens and extends from Dundee (23 miles) to the south west up to Montrose (16 miles) in the north east. There are local primary schools at Tannadice (3 miles) and Kirriemuir (10 miles), with secondary schooling in Kirriemuir. Private schooling is available at the High School of Dundee (bus service from Forfar) and at Lathallan (bus service from Brechin). Shopping, business and banking services are found in Forfar (10 miles), Brechin (9 miles) and Kirriemuir. Kirriemuir, Forfar and Brechin all have leisure facilities.

Locally there are golf courses at Kirriemuir, Forfar and Brechin with the championship course at Carnoustie within easy driving distance. Recreational activities are diverse and include fishing on the Rivers North and South Esk, shooting on local estates and traditional field sports in the Angus Glens which also have some of the best hill walking in eastern Scotland, together with skiing at Glenshee in winter. There are pleasant sandy beaches at Lunan Bay and St Cyrus. The Drovers Inn at Memus, a short drive from the farm, is a well known local pub and restaurant.

There are mainline railway stations at Montrose and Dundee, with regular services to Aberdeen and to the south, including a sleeper service. Aberdeen Airport (53 miles) has a range of domestic and European flights. Edinburgh Airport (82 miles) is also within easy reach, and there are direct services from Dundee Airport to London Stansted.

The area is well served with grain and potato merchants, agricultural dealers and a successful machinery ring. There are livestock marts in Forfar, Thainstone (55 miles) and Stirling (77 miles).
DESCRIPTION

Balquhadly, extending to about 353 acres, is an attractive ring fenced livestock unit which is directly accessible off the minor public road. The farm benefits from a long private access road enhancing privacy and security and leads to the south facing farmhouse and steading. There is a good balance of arable/ploughable land and grazing. Arable fields surrounding the farmstead produce cereal crops for feed and silage. The hill ground to the north of the farm is ideally suited for summer grazing although is capable of outwintering cattle with the natural contours providing shelter. Much has been done to improve the natural habitat of both wildlife and birdlife across the farm as is evident by the number of peewits, curlews and oyster catchers nesting on the hill and shell ducks on the ponds which have been created. The terrain allows for several days enjoyable shooting across the farm for a variety of game over the winter months.
Balquhaldy Farm

Gross internal area (approx): 198.16 sq.m (2,133 sq.ft)
For identification only.
Not to Scale.

BALQUHALDY FARM

FARMHOUSE

Lying to the west of the farm steading is a harled two storey farmhouse under a pitched slate roof with an enclosed garden to the rear which enjoys the evening sun. The principal reception rooms on the ground floor enjoy far reaching views with a wood burning stove in the sitting room providing warmth in the winter months. There is a well appointed kitchen with an oil fired Raeburn, bedroom and shower room on the ground floor with a further three bedrooms (one en suite) and a further bathroom on the first floor.
FARM BUILDINGS

Parts of the original stone steading at Balquhadly remain and have been adapted to merge with modern additions and purpose build general purpose sheds. The result is a compact yard/steading suited to housing suckler cows and to producing barley beef calves and finished fat cattle. The large general purpose shed to the rear of the steading is ideally suited for indoor lambing.

1. **Cattle Court (36.5m x 30.2m)**
   Steel portal frame construction, concrete panel/brick walls, aerated cladding fibre cement roof with central feed passage. Open on north elevation.

2. **General Purpose Shed (28.2m x 13.3m)**
   Brick walls under a steel truss roof with fibre cement.

3. **Cattle Court (25.1m x 21.7m)**
   Steel portal frame construction, stone/block walls with Yorkshire boarding above, corrugated roof, concrete floor and a raised feed passage.

4. **Traditional Range**
   Stone and slate buildings which are currently utilised for storage. There are also two bull pens adjoining.

5. **Cattle Court (21.6m x 6.3m)**
   Open fronted steel portal frame building with diagonal feed barriers, concrete panel walls and corrugated sheeting and roof.

**Silage Pit**
Partially earth bunded/ concrete panel walls. Hardcore floor.
In summary the land can be summarised as follows:

- Arable/temporary grass: 138 acres
- Permanent pasture: 176 acres
- Rough grazing: 19 acres
- Woodland/woodland grazing: 10 acres

Until very recently about 500 pheasants were put down each season and provided about 6 days shooting. Duck and geese are attracted to three flighting ponds in the winter months which lie on the hill.

**GENERAL REMARKS AND INFORMATION**

**Viewing**
Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farm yard.

**Entry and possession**
Vacant possession will be given on entry which will be by arrangement.

**Directions**
From the A90 (Dundee to Aberdeen dual carriageway) at Finavon, some 6 miles north of Forfar and 6 miles south of Brechin, turn off onto the B957, signposted for Tannadice and Noranside. Continue for 0.1 miles before turning right, signposted Noranside. Continue for 1.4 miles and turn right at the next T junction signed posted to Noranside. Follow the road over the Noran Water and continue for 0.2 miles before turning left, signposted Noranside. Continue for 0.4 miles before turning left and then continue until you reach Fern. Turn right and the turning into Balquhadly will be seen on the left thereafter. The postcode for the property is DD9 7RS (but is not accurate for sat nav purposes).
Ingoing Valuation
The purchaser(s) of Balquhadly, 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 for the 2019/20 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 moneys at 5% over Bank of Scotland borrowing rate.

Fixtures and Fittings
All fitted carpets, curtains and light fittings are included. The bruiser, mixer and compressor are also included.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights
The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. There is a electricity pylon line crossing the fram for which an annual payment is received. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. There is a right of way over the farm access road which continues through the farm. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Basic Payment Scheme (BPS)
The Basic Payment Scheme entitlements are included in the sale. There are 134.91 units of Region 1 entitlements with a value of €160.66 per unit and 2.18 units of Region 2 entitlements with a value of €34.35 per unit.

Less Favoured Area Support Scheme (LFASS)
The farm lies wholly within a Less Favoured (Disadvantaged) Area and therefore currently qualifies for LFASS payments.

Environmental Designations
Balquhadly falls within the Strathmore and Fife Nitrate Vulnerable Zone (NVZ).

Sporting Rights & Rates
The sporting rights are in hand. The rateable value on the shootings is £720. Currently a 100% discount applies to the rates liability under the small business bonus scheme.

Mineral and Timber Rights
In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Solicitors
Anderson Beaton Lamond Solicitors, Bordeaux House, 31 Kinnoull Street, Perth PH1 5EN, Tel: 01738 639999

Local Authority
Angus Council, West High Street, Forfar DD8 1BA Tel: 03452 777 778.

Services, Occupancy, Council Tax and Energy Performance Rating (EPC)

<table>
<thead>
<tr>
<th>Property</th>
<th>Occuancy</th>
<th>Services</th>
<th>Council Tax</th>
<th>EPC Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmhouse</td>
<td>Owner occupied</td>
<td>Mains electricity, Private water Broad-band connection, Private drainage to septic tank, Oil fired central heating, Wood burning stove, Partial double glazing.</td>
<td>Band E</td>
<td>F</td>
</tr>
</tbody>
</table>

Environmental Designations
Balquhadly falls within the Strathmore and Fife Nitrate Vulnerable Zone (NVZ).

Sporting Rights & Rates
The sporting rights are in hand. The rateable value on the shootings is £720. Currently a 100% discount applies to the rates liability under the small business bonus scheme.

Mineral and Timber Rights
In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Solicitors
Anderson Beaton Lamond Solicitors, Bordeaux House, 31 Kinnoull Street, Perth PH1 5EN, Tel: 01738 639999

Local Authority
Angus Council, West High Street, Forfar DD8 1BA Tel: 03452 777 778.
### Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 12 Clerk Street, Brechin, DD9 6AE. 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 seven 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 consignation 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.

#### 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 to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller. Any offer by a purchaser(s) who is 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

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

### AREA SCHEDULE

<table>
<thead>
<tr>
<th>Field</th>
<th>Region</th>
<th>Hectares</th>
<th>Acres</th>
<th>Hectares</th>
<th>Acres</th>
<th>Hectares</th>
<th>Acres</th>
<th>Hectares</th>
<th>Acres</th>
<th>Hectares</th>
<th>Acres</th>
<th>Total Hectares</th>
<th>Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>43.77</td>
<td>108.16</td>
<td>8.00</td>
<td>19.77</td>
<td>2.69</td>
<td>6.65</td>
<td>54.46</td>
<td>134.57</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1</td>
<td>5.92</td>
<td>14.63</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.92</td>
<td>14.63</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>1</td>
<td>4.94</td>
<td>12.21</td>
<td>0.08</td>
<td>0.20</td>
<td>5.02</td>
<td>12.40</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1</td>
<td>7.66</td>
<td>19.93</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.66</td>
<td>19.93</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>1</td>
<td>6.47</td>
<td>15.99</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.47</td>
<td>15.99</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>1</td>
<td>4.78</td>
<td>11.81</td>
<td>0.10</td>
<td>0.25</td>
<td>4.88</td>
<td>12.06</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>1</td>
<td>6.21</td>
<td>15.34</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.21</td>
<td>15.34</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>1</td>
<td>6.51</td>
<td>16.09</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.51</td>
<td>16.09</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>1</td>
<td>4.55</td>
<td>11.24</td>
<td>0.07</td>
<td>0.17</td>
<td>4.62</td>
<td>11.42</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>1</td>
<td>6.12</td>
<td>15.12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.12</td>
<td>15.12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>1</td>
<td>2.06</td>
<td>5.09</td>
<td>0.01</td>
<td>0.02</td>
<td>2.07</td>
<td>5.11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>1</td>
<td>0.10</td>
<td>0.25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.10</td>
<td>0.25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>1</td>
<td>7.14</td>
<td>17.64</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.14</td>
<td>17.64</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>1</td>
<td>2.03</td>
<td>5.02</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2.03</td>
<td>5.02</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>1</td>
<td>7.79</td>
<td>19.25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.79</td>
<td>19.25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>1</td>
<td>1.58</td>
<td>3.90</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.58</td>
<td>3.90</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>2</td>
<td>0.40</td>
<td>0.99</td>
<td>0.34</td>
<td>0.84</td>
<td>2.02</td>
<td>4.99</td>
<td>1.82</td>
<td>4.43</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>1</td>
<td>10.96</td>
<td>27.08</td>
<td>0.01</td>
<td>0.02</td>
<td>10.97</td>
<td>27.11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>0.56</td>
<td>1.38</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.56</td>
<td>1.38</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>56.15</td>
<td>138.75</td>
<td>71.26</td>
<td>176.08</td>
<td>8.00</td>
<td>19.77</td>
<td>3.30</td>
<td>8.15</td>
<td>142.87</td>
<td>353.03</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
IMPORTANT NOTICE Savills and their clients 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 ... 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 ... has all necessary planning, building regulation or other consents and Savills and Bidwells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Prospective purchasers will be required to produce identification sufficient to satisfy anti-money laundering regulations and checks against the intended purchaser or their nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the Joint Selling Agents. Neither Bidwells LLP nor Savills (UK) Limited accept liability of any type arising from your delay or other lack of co-operation in providing the requisite information. We may hold your name on our database unless you instruct us otherwise. 4. As regards those parts of the property shown hatched in black on the sale plan, title is registered in the Land Register of Scotland but the Keeper has excluded indemnity. The purchaser will be required to acknowledge and satisfy itself as to the position. 5. As regards to the mechanical facilities we confirm that no representation is being given as to their state/condition and the purchaser needs to satisfy itself as to fitness for its own operations and requirements. Photograph’s taken June 2018. Our Ref: 190830.JW