

ETHIEBEATON

BROUGHTY FERRY • ANGUS



savills





ETHIEBEATON

BROUGHTY FERRY • ANGUS • DD5 3RB

Broughty Ferry – 3 miles, Dundee – 6 miles, Carnoustie – 7 miles, Edinburgh - 68 miles

465 acre equipped arable unit with diversified income

Farmhouse (3 reception rooms and 4 bedrooms)

Traditional farm buildings

Refrigerated and ambient potato storage (2,500t capacity)

Stabling and arena

Three 11kW wind turbines

198kW Biomass System

430 acres arable

27 acres permanent pasture

About 466 acres (188 hectares) in total

For sale as a whole or in 2 lots

Savills Edinburgh

8 Wemyss Place
Edinburgh
EH3 6DH
0131 247 3700
edinburghrural@savills.com



Savills Aberdeen

5 Queen's Terrace
Aberdeen
AB10 1XL
01224 971 111
aberdeen@savills.com

SITUATION

Ethiebeaton is situated on the east coast of Scotland, between the small seaside towns of Broughty Ferry and Carnoustie, in an area renowned for the quality of its arable farms.

The county of Angus boasts diverse scenery from sandy beaches below red sandstone cliffs at Lunan Bay to the rolling heather hills of Glen Prosen, Clova, Lethnot and Esk. The area is particularly well known for its production of soft fruit, vegetables, potatoes and bulbs, as well as being home to the iconic Aberdeen Angus breed of cattle. Many of Scotland's most recent agricultural pioneers originate from the coastal "Golden Mile", inspired and enabled by the underlying quality of the farms in the region.

Dundee, The City of Discovery (so called as home to Captains Cook's legendary ship) built its fortune on the industries of jute, jam and journalism. Today the city which has two universities and one of the largest teaching hospital in Europe, is going through a period of revival with a waterfront development including the V&A museum.

Recreational activities are diverse and include fishing on the rivers North and South Esk, traditional field sports in the Angus Glens and shooting on local estates.

There are a number of fine local links courses including Arbroath, Panmure and Monifieth with Carnoustie, which hosted The British Open Golf Championship in 2007 and 2018, only 7 miles away. Broughty Ferry and Monifieth are well served by shops, business facilities, leisure centres and both primary and secondary schools. Private schooling is available at Dundee High School (6 miles).

There are mainline railway stations at Montrose and Dundee, with regular services to Aberdeen and to the south, including a sleeper. Aberdeen Airport (68 miles) has a range of domestic and European flights. Edinburgh Airport (65 miles) is also within easy reach, and there are daily direct services from Dundee Airport (8 miles) to London Stansted.

Angus is well served by agricultural merchants and dealers and there is a successful local machinery ring which can provide additional resources as and when required. Grain and potatoes are shipped directly from Dundee and Montrose and there is a livestock mart at Forfar (14 miles).

DESCRIPTION

Extending to about 466 acres in total, Ethiebeaton is an extensive and diversified arable farm centred around a comfortable family farmhouse with a good range of modern potato storage and general purpose buildings. The farm also benefits from three 11kW wind turbines and a biomass system which heats the farmhouse and farm buildings and generates a useful additional income stream.

The farm is offered for sale as a whole or in two lots as follows:

Lot	Lot Name	Acreage
1	Ethiebeaton Farm	381
2	Land at North Ethiebeaton	85
TOTAL		466





LOT 1: ETHIEBEATON FARM

FARMHOUSE

Ethiebeaton Farmhouse is an attractive period farmhouse of stone construction under a pitched slate roof. To the front of the farmhouse there is an pleasant split level garden with lawns, fruit trees and herbaceous borders all enclosed by a stone wall.

The accommodation is well laid out for family life, combining space, practicality and room for entertaining. The current owners remodelled the house in 2006 adding the front entrance hall and sunroom and enlarged the kitchen to create a space suitable for modern family living.

The glazed front door opens to an entrance vestibule with a WC/shower room off. There are three reception rooms; the drawing room with an open fireplace; garden room with access to a terrace overlooking the garden; and the dining room. The kitchen, which looks over the garden, has fitted wall and base units with tiled splashbacks and incorporates an oil fired AGA, electric hob, integrated dishwasher and an island containing the sink and an integrated fridge. Off the kitchen is the rear hallway with a utility room, farm office, WC and large storage room off.



Upstairs there is the master bedroom, three further bedrooms and a bathroom with a bath, separate shower, washbasin and WC.

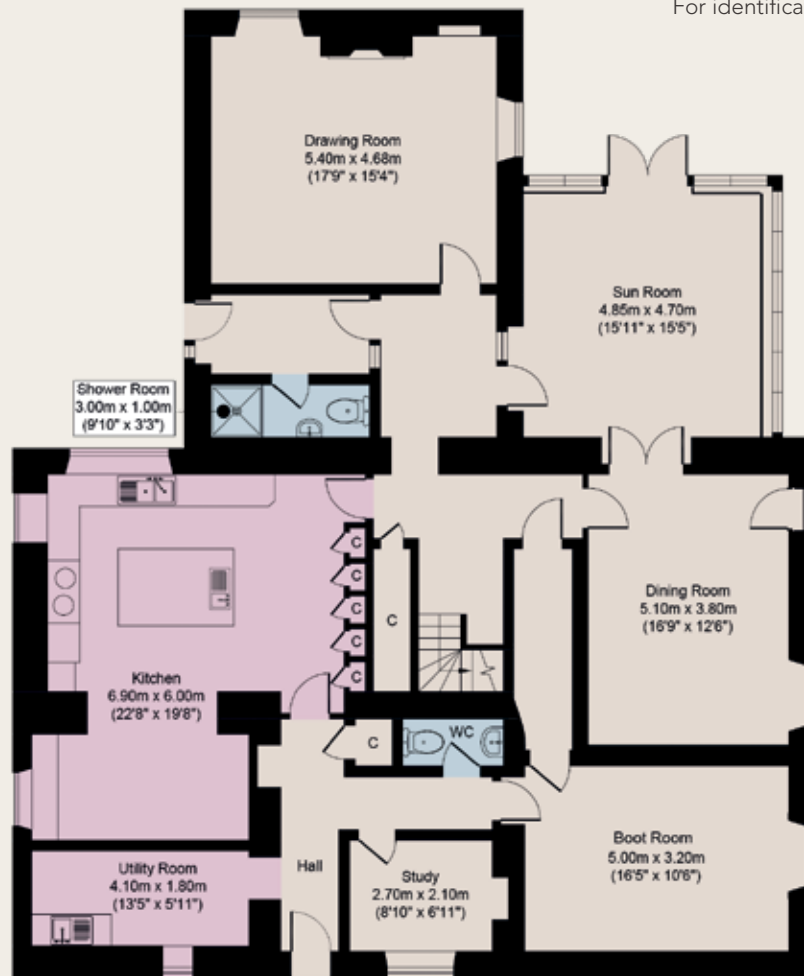
The farmhouse is serviced by a biomass heating system.

A former mill pond which attracts a variety of wildfowl lies to the west of the farmhouse as well as a 52m x 26m riding arena with a sand/plastic surface.

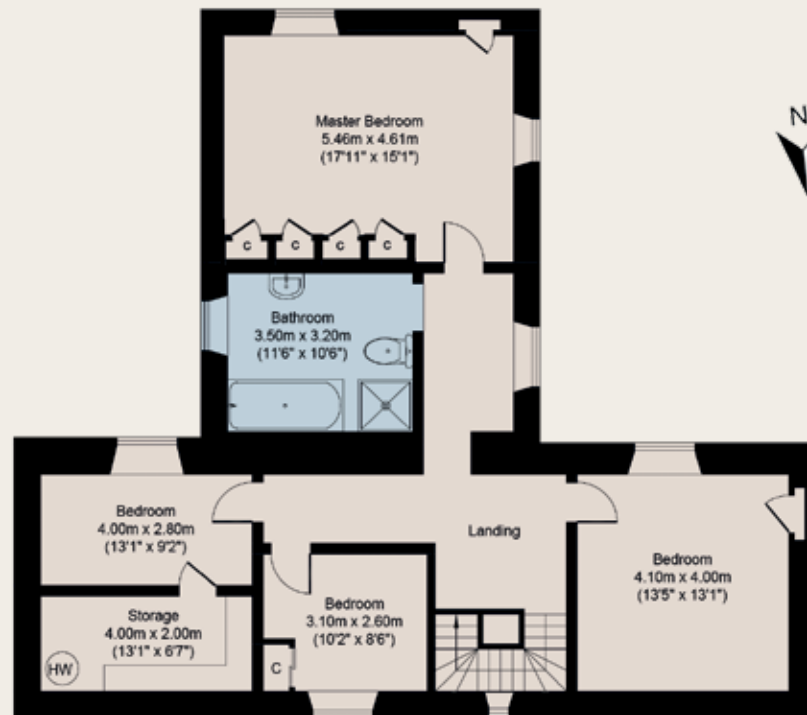
Ethiebeaton Farmhouse

Gross internal area (approx): 302.82sq. m/ 3258 sq. ft

For identification only. Not to Scale.



Ground Floor



First Floor

Biomass System

Ethiebeaton is serviced by a 198kW Heizomat heating plant which was commissioned and approved by Ofgen in June 2015. The boiler, wood chip store and conveyors are housed in shed No.7 towards the centre of the steading which allows for easy delivery of wood chips. Further information is available from the selling agents.

Wind Turbines

There are three 11kW wind turbines located to west of the farm buildings. The turbines were commissioned in 2013. Further information is available from the selling agents.



FARM BUILDINGS

Ethiebeaton is equipped with an extensive range of modern buildings with storage for 2,500 tonnes of potatoes and 500 tonnes of grain. The steading area has been well maintained and is largely surfaced in concrete. It benefits from a separate direct access off the public road, allowing easy access for articulated lorries without affecting the privacy of the farmhouse. The approximate construction and dimensions are as follows:

1. Cold Store – 23.7m x 18.2m

Steel portal frame construction with insulated profile sheeting. Concrete

floor. Electric roller door. Bradley refrigeration unit. Capacity to store 1,000 tonnes.

2. Ambient Store – 24.1m x 23.5m

Steel portal frame construction with insulated profile sheeting. Ambient air circulation fans. Concrete floor. Electric roller door. Capacity to store 1,500 tonnes.

3. Grain Store – 70m x 13.75m

Brick/stone walls. Concrete floor. Steel truss/steel frame roof. Corrugated roof. 2x electric roller doors. Wilder

grain dryer. Capacity to store about 500 tonnes of grain plus additional wood chip storage.

4. Stables – 17.6m x 9.5m

Five loose boxes. Brick walls. Steel truss roof. Corrugated roof. Concrete floor. Double sliding doors.

5. Straw Shed – 25.7m x 5.3m

Traditional stone construction under a slate roof. Rubble floor.

6. Bothy/Hay loft

Traditional stone construction under a slate roof. Rubble floor.

7. Biomass Shed – 19.1m x 5.6m

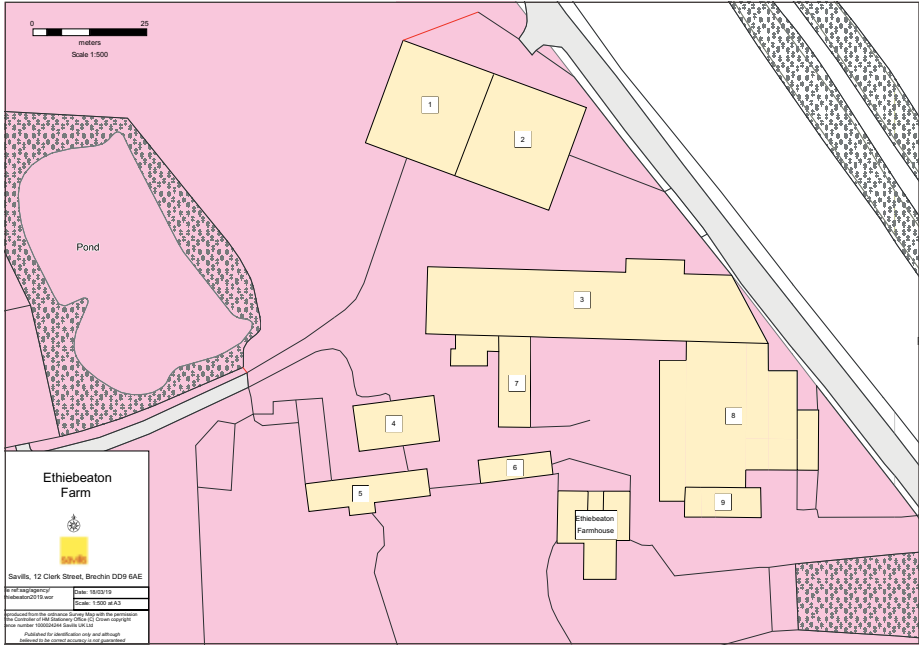
Traditional building housing biomass boiler and wood chip store. Stone walls. Corrugated roof. Concrete floor.

8. Cattle courts – 31.7m x 29.9m

A range of stone built cattle courts under pitched slate roofs. The buildings have potential for conversion to a number of different uses (subject to the necessary consents)

9. Cart Shed – 15.5m x 6.96m

Stone built under a slate roof. Five cart bays with loft above.



LAND

The land in Lot 1 extends to 381 acres in total and comprises 345 acres arable, 27 acres pasture and 1.9 acres woodland. All of the land is suited to arable production with the paddocks to the south of the farmhouse currently utilised for grazing cattle and horses.

The land ranges from 55m to 80m above sea level and is gently undulating with a mainly southerly aspect. The arable land is classified as Class 3(1) and 3(2) by the James Hutton Institute for Soil Research and has excellent working depth consistently across the farm. The soil is described as free draining brown earths and mineral gleys deriving from the Darlieth and Mountboy series. The fields are of a good workable size and layout, well drained and are capable of growing excellent yields of the full range of arable and vegetable crops. All the fields are accessed by a network of private or public roads. The farm benefits from a borehole which is connected to underground irrigation which allows all the arable fields to access water via roll flat irrigation pipes from two points throughout the farm.

Reported typical yields are as follows:

Crop	Yield (t/acre)
Winter Wheat	4 - 4.5
Spring Barley	2.8 - 3

The rotation is based around spring barley, peas, winter wheat, calabrese and potatoes.

All the cereals are farmed in hand and land is let annually for potatoes, peas and vegetables. Any spare cold store space is let typically through to the end of January.

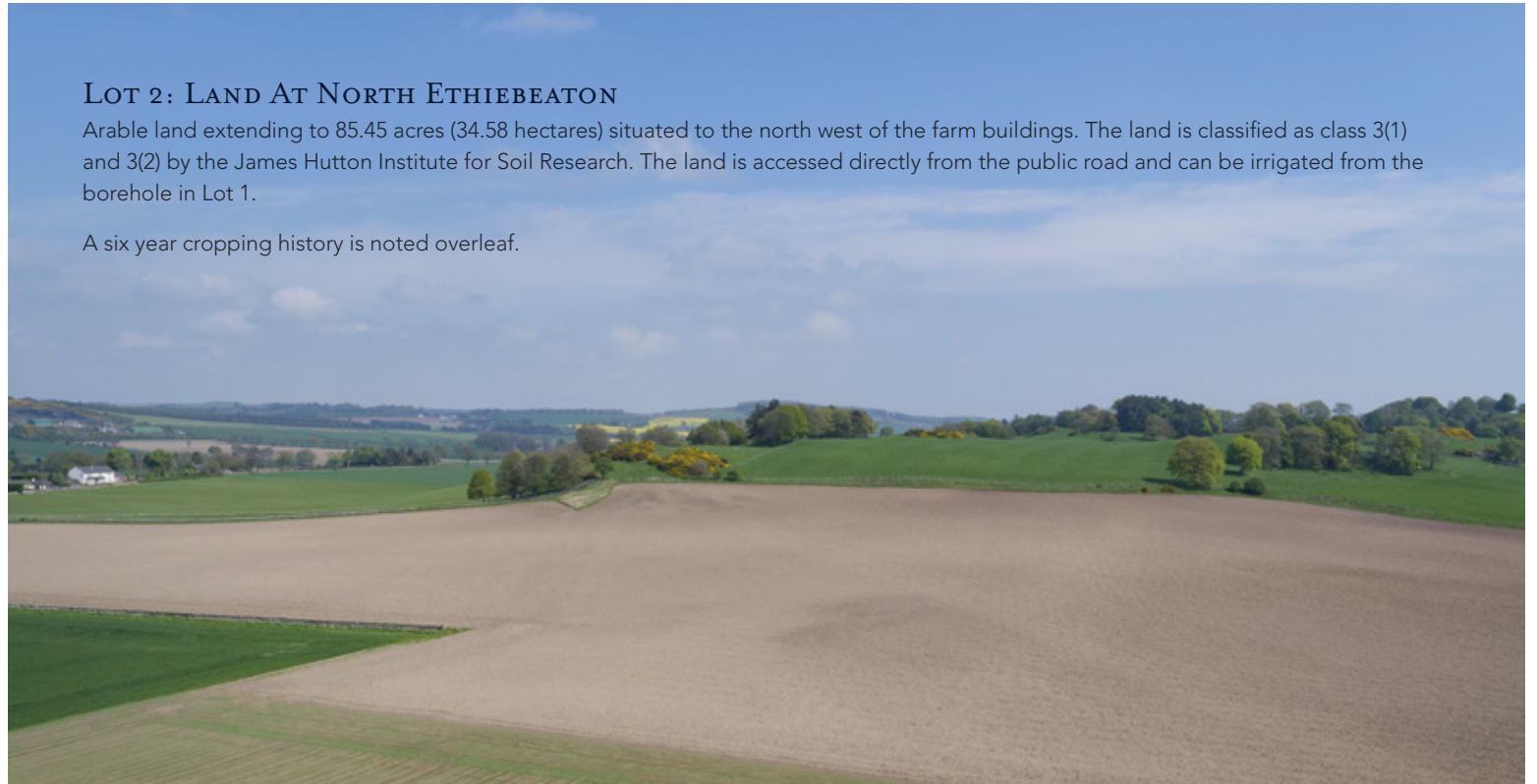




LOT 2: LAND AT NORTH ETHIEBEATON

Arable land extending to 85.45 acres (34.58 hectares) situated to the north west of the farm buildings. The land is classified as class 3(1) and 3(2) by the James Hutton Institute for Soil Research. The land is accessed directly from the public road and can be irrigated from the borehole in Lot 1.

A six year cropping history is noted overleaf.



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 farmyard.

Entry and possession

Entry and possession will be by arrangement.

Directions

From the south follow the A90 to Dundee; in Dundee follow signs for the A92 signposted Arbroath and Carnoustie. On leaving Dundee follow the A92 dual carriageway. At the West Grange roundabout take the first exit signposted Wellbank and Kingennie. Continue until the next roundabout and take the first exit again signposted for Wellbank and Kingennie. Ethiebeaton will be seen on the left hand side after about 0.7 miles.

If coming from the north then head south on the A92 from Arbroath, signposted for Dundee. Follow the A92 dual carriageway and at the West Grange roundabout take the third exit signposted Wellbank and Kingennie and follow the directions as above. The postcode is DD5 3RB.

Ingoing Valuation

The purchaser(s) of Ethiebeaton, 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 current crop 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 of the valuation pending agreement. Should the payment not be made within seven days then interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

Services, Council Tax and Energy Performance Rating (EPC)

The farmhouse and buildings are serviced by mains electricity (3 phase), mains water and biomass heating. There is an oil fired AGA. The farmhouse has drainage to a private septic tank and is Banded F for both council tax and EPC Rating.

Fixtures and Fittings

All fitted carpets, curtains and light fittings are 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. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. 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.

In the event that the farm is sold in lots, Lot 2 shall be granted rights to draw water for the purposes of field irrigation from the borehole located on Lot 1, adjacent to the farm buildings, subject to contributing to the costs of maintenance, repair and renewal of said borehole and any shared infrastructure or pipework on an equitable basis.

The owners have been approached by Seagreen Wind Energy who are seeking to agree Heads of Terms for an option/servitude agreement for the installation of underground cables over part of the farm. Further details are available from the selling agents.

Basic Payment Scheme (BPS)

The Basic Payment Scheme entitlements are not included in the sale but may be available by separate negotiation. There are 185.63 units of Region 1 entitlements with a value of €161.14 per unit.

Environmental Designations

Ethiebeaton falls within the Strathmore and Fife Nitrate Vulnerable Zone.

Sporting, Mineral and Timber Rights

The sporting rights are in hand. 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 Strathern, 1 Rutland Court, Edinburgh, EH3 8EY Tel: 0131 270 7700
email: John.Mitchell@andersonstrathern.co.uk

Local Authority

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



Offers

Offers in Scottish Legal Form are to be submitted 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

Purchase Price

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.

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.

Overseas Purchasers

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 further 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

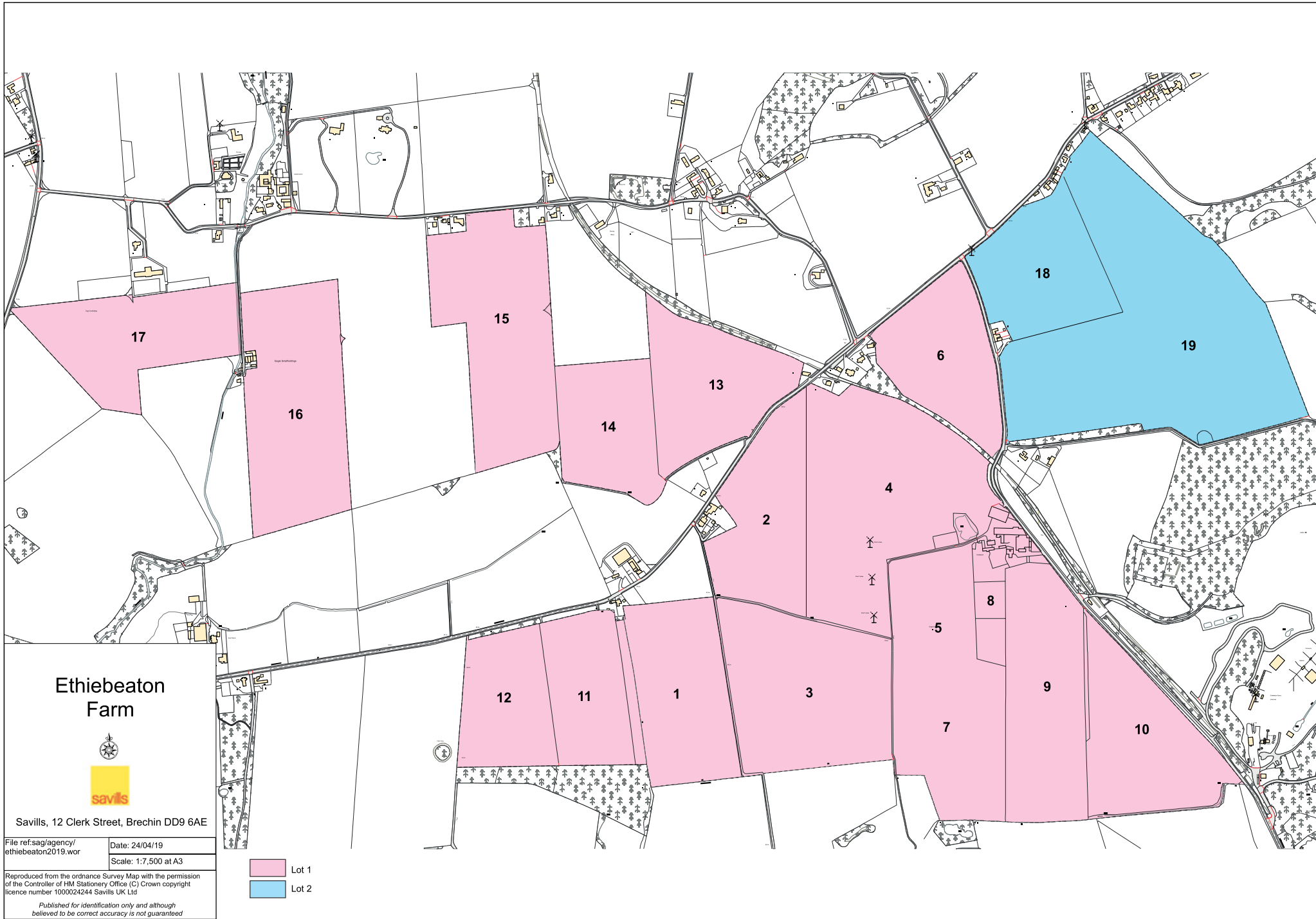
The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

AREA AND CROPPING SCHEDULE

Field No.	Field Name	Arable		Pasture		Woodland		Other		Total		Cropping History					
		Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	2019	2018	2017	2016	2015	2014
Lot 1																	
1	Front of Hillock	8.83	21.82							8.83	21.82	CALA	SB	WW	WPOT	SB	WW
2	Church Field	8.79	21.72							8.79	21.72	SB	WW	WPOT	WW	PEAS	CALA
3	Back of Old Road	12.64	31.23							12.64	31.23	WPOT	WW	PEAS	CALA	SB	SB
4	Pond Field/Front of Mcmutry	16.20	40.03							16.20	40.03	WPOT/WW	SB/PEAS	CALA/SB	SB/WW	SB/WPOT	WW/SB
5	North of Mcmutry	4.28	10.58							4.28	10.58	WW	WPOT	SB	WW	CALA	SB
6	Front of Ethie Cottage	7.68	18.98							7.68	18.98	WW	WPOT	WW	CALA	SB	SB
7	Duck Pond	9.29	22.96							9.29	22.96	WW	WPOT	SB	WW	CALA	SB
8	Horse Paddock			1.74	4.30					1.74	4.30	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
9	Front of House	10.48	25.90					0.08	0.20	10.56	26.09	CALA	SB	WW	PEAS	SB	WW
10	Steep Field			9.48	23.43					9.48	23.43	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
11	Hillock 3	6.13	15.15							6.13	15.15	SB	CALA	SB	WW	WPOTS	WW
12	Hillock 4	6.28	15.52							6.28	15.52	SB	CALA	SB	WW	WPOTS	WW
13	Hillock 7	8.57	21.18							8.57	21.18	CALA	SB	SB	WPOTS	WW	CALA
14	Hillock 8	6.67	16.48							6.67	16.48	CALA	SB	SB	WPOTS	WW	CALA
15	Murroes 1	12.72	31.43							12.72	31.43	SB	SB	CALA/SB	SB/WW	SB	WPOTS
16	Murroes 2	12.41	30.67							12.41	30.67	SB	CALA	SB	WPOTS	WW	PEAS
17	Murroes 3	8.86	21.89					0.04	0.10	8.90	21.99	SB	SB	WW	PEAS	SB	WPOTS
	Misc (roads, yards etc)					0.77	1.90	2.26	5.58	3.03	7.49						
	SUBTOTAL	139.83	345.52	11.22	27.72	0.77	1.90	2.38	5.88	154.20	381.03						
Lot 2																	
18	Behind East Cottage	7.83	19.35							7.83	19.35	WW	CALA	SB	SB/WW	WW	WPOTS
19	Scobie House/Next to Laws	26.75	66.10							26.75	66.10	SB/PEAS	SB	WW/POTS	CALA/SB	SB/CALA	WW/SB
	Misc (roads, yards etc)																
	SUBTOTAL	34.58	85.45							34.58	85.45						
	TOTAL	174.41	430.97	11.22	27.72	0.77	1.90	2.38	5.88	188.78	466.48						

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: 190326JW





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