



**Exceptionally well equipped Angus arable farm**  
Balrownie Farm, by Brechin, Angus, DD9 7RG

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## Exceptionally well equipped Angus arable farm

Balrownie Farm, by Brechin, Angus, DD9 7RG

Brechin: 3 miles

Forfar: 14 miles

Aberdeen: 42 miles

Perth: 44 miles

- Well presented farmhouse with 2 reception rooms and 4/5 bedrooms
- Modern farm steading with grain storage for 6800 tonnes which is currently operating a grain drying and storage business
- Potential development site
- About 390.62 acres Class 3 arable, 15.27 acres rough grazing and 59.72 acres woodland with pond

In all about 494.01 acres (199.92 ha)

EPC rating = D



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## Situation

Balrownie Farm is situated in a predominantly south facing site, on the eastern edge of Strathmore in Angus, an area which is renowned for its high quality and fertile agricultural land. It lies to the west of Edzell and to the north of Brechin. To the north lie the Angus glens.

Angus is one of Scotland's most productive farming counties, extending from Dundee in the south west to Montrose in the north east. It boasts fertile farmland, sandy beaches and glorious heather glens. The area is well served with grain and potato merchants, agricultural dealers and a successful machinery ring. There are livestock marts in Forfar, as well as at Thainstone and Stirling.

There are primary and secondary schools in Brechin. The nearby village of Edzell also has a modern primary school, together with local shopping including a butcher, post office, chemist and health centre. There is also a Country Club within the Glenesk Hotel and an acclaimed 18 hole golf course, together with a 9 hole course and a driving range. Private schooling is available at the High School of Dundee and Lathallan, both with bus services from Brechin. Shopping, business, banking and leisure facilities are found in Brechin.

The A90 at Brechin is easily reached and provides fast access north to Aberdeen and south to Dundee, Perth and central Scotland. There is a mainline railway station at Montrose with regular services to Aberdeen and the south, including a sleeper.

Aberdeen Airport has a range of domestic and European flights and Edinburgh Airport is also easily reached. There are direct services from Dundee Airport to London Stansted.

Locally there are further golf courses at Brechin, Montrose and Forfar with the championship course at Carnoustie being within easy driving distance. Fishing is available on the rivers North and South Esk and the West Water, and the Angus glens have some of the best hill walking in eastern Scotland, together with skiing at Glenshee in winter. Shooting is available on local estates and there are pleasant sandy beaches at Lunan Bay and St Cyrus. Deeside is easily reached by the scenic Cairn O'Mount route which runs north from Fettercairn.



## Description

Balrownie Farm is an exceptionally well equipped Angus arable farm, with a renovated and well presented farmhouse, and an extensive and modern range of farm buildings. It has been farmed by the seller's family since the 1930s. The farmlands of Lummington, which include fields 17, 18 and 19, were acquired in 1986. The farm now extends to some 494.01 acres with 390.62 acres arable. It is farmed as an arable unit, growing spring barley for malting, winter barley, and winter oil seed rape, with land let for vining peas and for seed potatoes. In addition the sellers have run a grain drying and storage business, with some 6800 tonnes of grain storage. This business was expanded in 2000 and includes a Law Denis dryer, together with a dresser and cleaner. The dryer has a reported capacity of 12 tonnes/hour for malting or 20 tonnes/hour for feed. There is a weighbridge. It is an easily managed farm with minor public roads, on either side of the farm, and internal farm tracks, providing ease of access to the fields.

## Farmhouse

Balrownie Farm benefits from an attractive, south facing farmhouse, which was extended just over 100 years ago. Balrownie was originally a let farm on a local estate and as such there are a number of good trees in the gardens around the house including a fine Wellingtonia (also known as a giant redwood), monkey puzzle and copper beech. The house was refurbished in the 1990s. In 1995 the kitchen and downstairs shower room were renewed, the central heating was replaced and double glazing installed. Most of the house is double glazed, with some secondary glazing. The house was reharled in 2016, and while modernised, it still retains many of its period features such as cornicings and panelled doors.

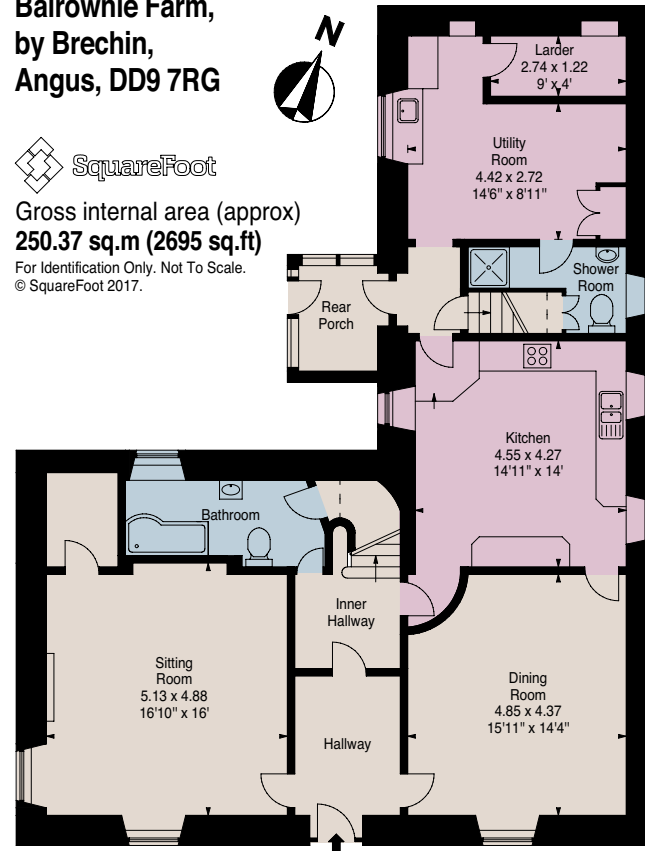
At the front of the house there is a gravelled sweep. The front door opens to a hallway. Off this is an inner hallway and the two front reception rooms. The sitting room has a picture rail, open fireplace with wooden mantel and tiled surround, Panasonic wall mounted TV and a walk in shelved cupboard. The dining room also has a picture rail and a linking door to the kitchen. The fully fitted kitchen has wooden wall and floor units with tiled splashbacks together with a New World oven/grill, Tricity Bendix four ring ceramic hob, plumbing for a dishwasher, sink and a timber lined ceiling. Beyond this is a rear lobby which has back stairs and a door to the rear porch with shelved storage units. The useful utility room has a Belfast sink, plumbing for a washing machine and dryer, fitted shelves, hanging cupboard and a walk in shelved larder. Off this is a shower room which is timber lined

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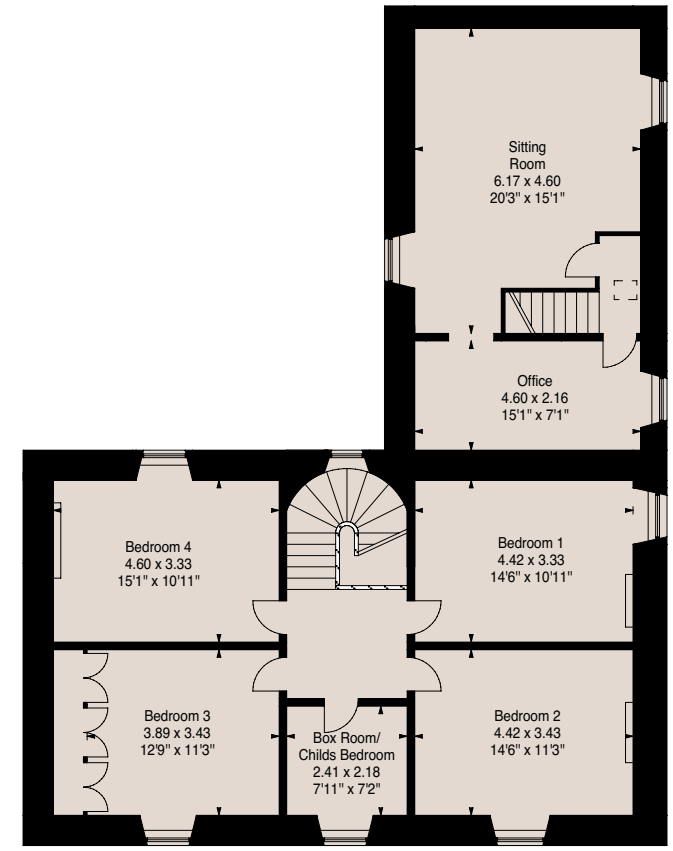


Gross internal area (approx)  
**250.37 sq.m (2695 sq.ft)**

For Identification Only. Not To Scale.  
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Ground Floor



First Floor



with a tiled floor, shower cubicle, washbasin, WC and understair cupboard. Also off the inner hallway is a bathroom with a bath with shower and wet walling, washbasin with vanity unit, WC and understair cupboard.

A curved staircase with wooden handrail leads up to the first floor landing. Arranged off this are four bedrooms and a box room or child's bedroom with a hatch with an attic ladder to a partially floored roof space. Bedrooms 1, 2 and 4 have mantels while bedroom 3 has fitted wardrobes. The back stairs lead to an upstairs sitting room/TV room which could be used as a bedroom, and an office (which used to be a bathroom) with fitted desk.

The garden is mainly down to grass with some good trees, rhododendrons, shrubs and a seating area.

### Farm Buildings

Balrownie Farm is extremely well equipped with a range of modern farm buildings. These have been greatly enhanced in recent years to accommodate the grain drying and storage business. Heating for the grain dryer is provided by a Calor gas system, with 3 phase electricity for the steading from the generator.

1. Grain Store (21.1 m x 35.1 m) – steel framed with corrugated roof, box profile side cladding, concrete floor and grain walling to 2 metres. Erected in 1978. Reported capacity of 1800 tonnes. 16 roof mounted solar panels.
2. Grain Dryer – Law Denis grain dryer installed in 2001, Law Denis dresser installed in 2015 and grain cooler installed in 2008.
3. Open fronted shed (10.25 m x 18.8 m) – steel framed with corrugated roof, box profile cladding and concrete floor.
4. Grain Store (10.1 m x 25.8 m) – steel framed, corrugated roof and cladding, concrete floor.
5. Grain Store (30.75 m x 50.75 m) – steel framed with corrugated roof, box profile side cladding, concrete floor and grain walling to 3 metres. Erected in 2000 and 2012. Reported capacity of 5000 tonnes.
6. Store (6.1 m x 31.8 m) – steel framed, corrugated roof and side cladding, concrete floor.
7. Generator Shed (6 m x 15 m) – open fronted steel framed shed, box profile roof and side cladding, concrete floor. Housing Advanced Diesel Engineering Ltd generator.
8. Workshop (7.5 m x 17.4 m) – concrete block walling, corrugated roof and concrete floor.





In addition there is a Portacabin, used as an office, and a weighbridge. The buildings are laid out with concrete aprons and allow ease of access for grain lorries, tractors and farm machinery.

### **Derelict Cottage**

Behind the steading and farmhouse is a derelict cottage which may have potential for development subject to obtaining any necessary planning consents.

### **The Land**

The land extends in total to some 494.01 acres (199.92 ha) and includes 390.62 acres (150.08 ha) arable, 15.27 acres (6.18 ha) rough grazings and 59.72 acres (24.17 ha) woodland. The farm rises in height from 70 m (230') to 130 m (425'). Much of the farmland is south facing, and it is classified as Class 3(2) by the James Hutton Institute for Soil Research. The soil is of the Balrownie series, named after the farm, and is described as a heavy loam.

The fields are of an easily worked sized and are capable of growing a wide range of crops. Typical cropping includes winter oil seed rape, spring barley grown for malting, winter barley, with land being let for vining peas and potatoes. All straw gets ploughed in. Typical yields are reported as:

Crop	Yield (t/acre)	Nitrogen (units/acre)
Spring Barley (malting)	2.25-2.5 tonnes	90
Winter Barley	3.5 tonnes+	145
Winter Oil Seed Rape	35 cwt+	150



Typically about 45 acres of potatoes are let annually. The wood, which was planted in about 1970, comprises pine, fir and spruce. To the north of this is a further, recently planted, wooded area with an attractive pond, where some 6.72 ha of mixed conifers and broadleaves were planted under an SRDP Rural Priorities Scheme in 2009, with an annual payment of £1099.20 due until 2023.





## General Remarks

### Viewing

Strictly by appointment with Savills – 01356 628628. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

### Directions

If coming from the south on the A90 (Dundee to Aberdeen dual carriageway) take the first turning into Brechin. Continue through Brechin and at the roundabout adjacent to Mackie Motors, take the turning signposted Little Brechin. The turning into Balrownie Farm will be seen on the right after about 3.1 miles, having passed through Little Brechin and Balrownie. It is the first turning on the right after Balrownie.

If coming from the north on the A90 take the first turning into Brechin (B966). Proceed into Brechin at the roundabout, turn right signposted Little Brechin and proceed as above.

### Outgoings

Angus Council tax band E.

### Energy Performance Certificate

EPC rating = D.

### Solicitors

Thorntons, 17-21 George Street, Perth, PH1 5JY.

### Services

Mains water and electricity, private drainage, oil fired central heating. The farmhouse benefits from roof mounted solar panels on the steading, offsetting running costs and providing additional income.

### Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

### Turbines

Planning consent for 2 turbines in field 16 was granted in 2015.

### Basic Payment Scheme

The Basic Payment Scheme entitlements are not included but may be available in addition. There could be available some 157.56 units of Region 1 entitlements with a value of €155.78 per unit.

### Ingoing Valuation

The purchaser(s) of the Balrownie 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 2017/2018 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. All standing and fallen timber is included in the sale.

### Sporting Rights

The sporting rights are in hand subject to a 99 year lease over the original Balrownie Farm running from 1993 and a 99 year lease over the Lummington land running from 1986. There is no lease over Jenkins Den (13 on plan).

### Access

There is a right of access to the northern fields past Castletoun of Balzeardie. The two houses at Lummington have a right of access over the farm track.

### Wayleaves

A gas pipeline runs through fields 8, 10, 16, 17 and 19.

### 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

### 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(s) 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.

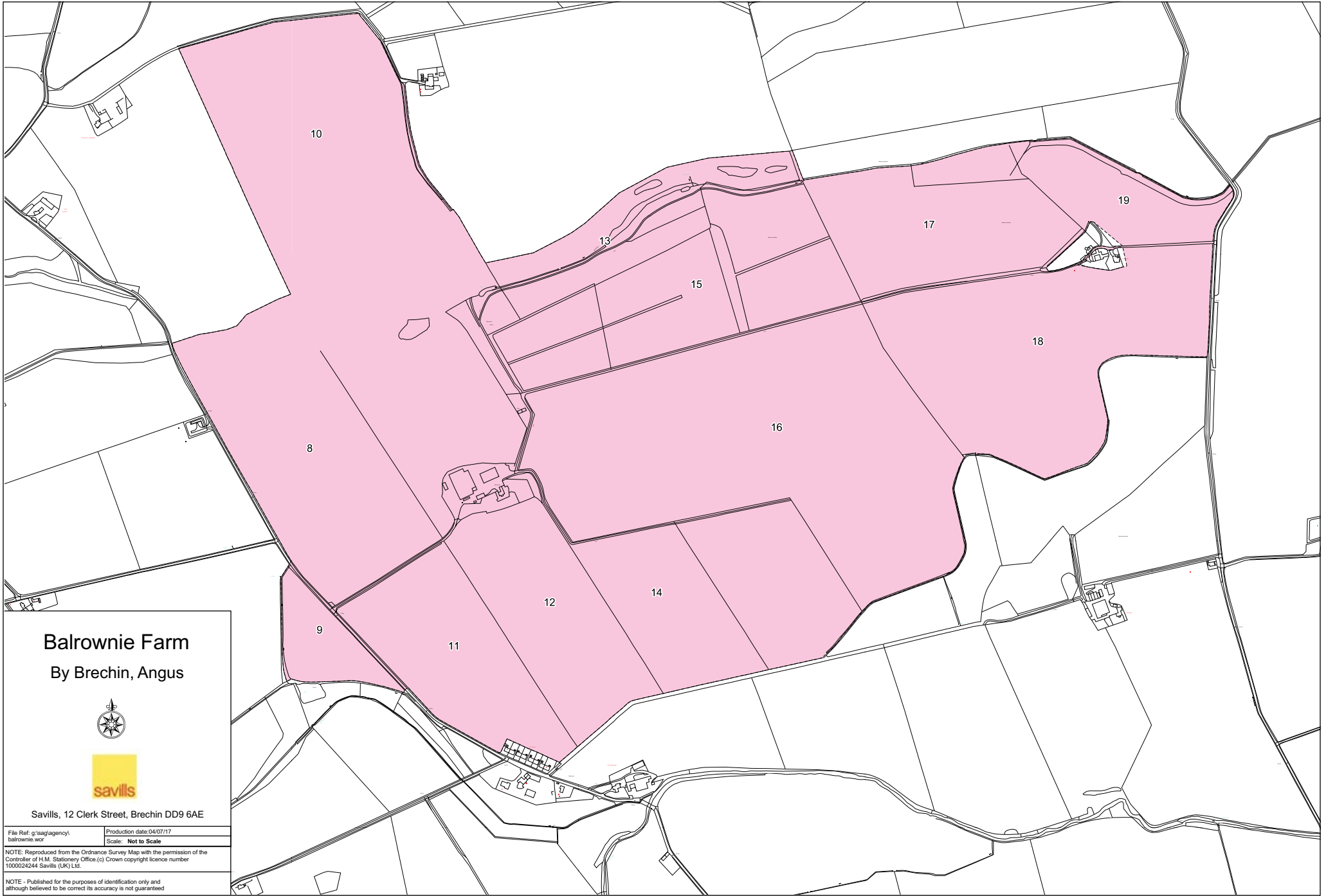
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Our Ref: DRO170711



## Area & Cropping Schedule – Balrownie Farm

Field no	Payment Region	Arable		Rough Grazing		Woodland		Other		Total		2017	2016	2015
		Ha	Ac	Ha	Ac	Ha	Ac	Ha	Ac	Ha	Ac			
8	1	17.68	43.69					0.06	0.15	17.74	43.84	WOSR	WB	SPEAS
9	1	3.10	7.66							3.10	7.66	WOSR	WB	SPEAS
10	1	37.18	91.87					0.99	2.45	38.17	94.32	SB/WB/FALW	SB/SPOT/FALW	WOSR
11	1	10.59	26.17							10.59	26.17	SPOT	WB	WOSR
12	1	11.10	27.43							11.10	27.43	SB	SB	SB/SPOT
13						7.66	18.93			7.66	18.93			
14	1	7.87	19.45							7.87	19.45	SB/SPOT	WB	WOSR
15						16.51	40.79			16.51	40.79			
16	1	43.42	107.29							43.42	107.29	SB/WB/SPEAS	WOSR/SB/SPEAS	SB/WB/SPOT
17	2			6.18	15.27			6.00	14.83	12.18	30.10	RGR	RGR	RGR
18	1	21.56	53.27							21.56	53.27	WB	SPEAS	SB
19	1	5.58	13.79					0.10	0.25	5.68	14.04	FALW	SB/FALW	FALW
Other								4.34	10.72	4.34	10.72			
<b>Total</b>		<b>158.08</b>	<b>390.62</b>	<b>6.18</b>	<b>15.27</b>	<b>24.17</b>	<b>59.72</b>	<b>11.49</b>	<b>28.40</b>	<b>199.92</b>	<b>494.01</b>			



**Balrownie Farm**  
By Brechin, Angus



Savills, 12 Clerk Street, Brechin DD9 6AE

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