

FOR SALE

Aucharroch Farm

Kirkton of Kingoldrum, Kirriemuir, DD8 5HB

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

Aucharroch Farm

Kirkton of Kingoldrum,
Kirriemuir, DD8 5HB

Aucharroch Farm presents an excellent opportunity to acquire a mixed livestock farm extending to 450 acres or thereby. Aucharroch Farm includes a south facing 5 bedroom farmhouse, range of traditional and modern buildings.

Available as a whole.

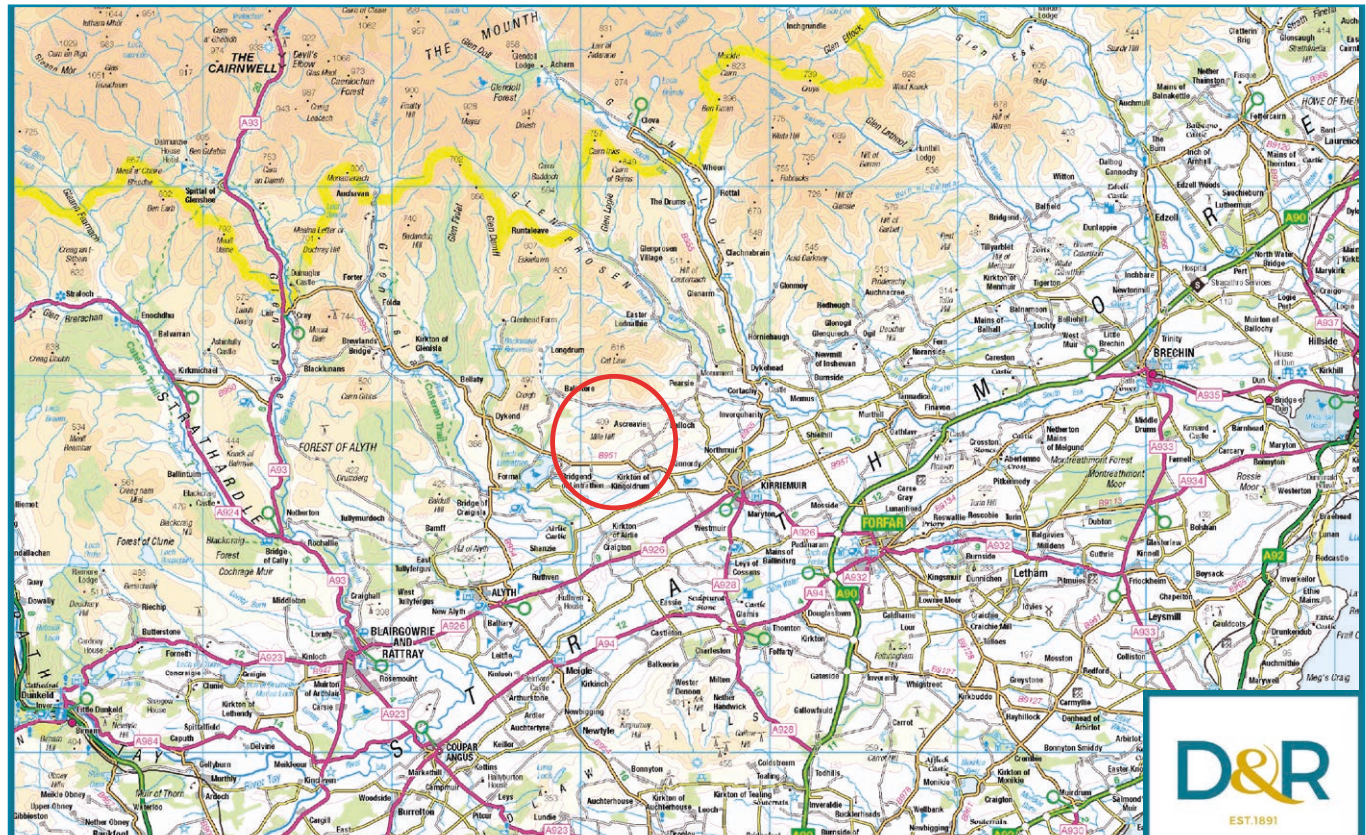
- Kingoldrum – 0.7 miles
- Kirriemuir – 5 miles
- Forfar - 10 miles
- Dundee – 20 miles
- Aberdeen - 55 miles

EPC – E (53)

Selling agents

Davidson & Robertson
 Riccarton Mains Currie
 Midlothian
 EH14 4AR

Tel: 0131 449 1155
 Fax: 0131 449 5249
 Email: sales@drrural.co.uk
 Web: www.drrural.co.uk



Situation

Situated in the picturesque Angus Glens, the property lies approximately 0.7 miles north of Kirkton of Kingoldrum and 5 miles north west of Kirriemuir, where a range of amenities including schooling and healthcare are available, with Dundee only 20 miles to the south providing a wide range of services.

Aucharroch Farm is only 8 miles from the A90 affording quick access north to Aberdeen or south to Dundee, Edinburgh and Glasgow. The nearest train station is located at Dundee where mainline services are available including a sleeper to London. Aberdeen and Edinburgh provide a range of domestic and international flights and there is a service from Dundee to London City.

Kirriemuir is well known as the birthplace of J M Barrie, author of Peter Pan. The town is well served with an array of independent shops, and a supermarket, leisure businesses, golf course and community facilities. Primary schooling is available at Kirriemuir which also has a secondary school, Webster's High. Forfar, the county town lies 10 miles to the east, has a wide range of services including a livestock mart and agricultural merchants. Dundee provides all the services expected of a city with a fantastic cultural offering including the V&A museum. Private schooling is available at Dundee High School and at Lathallan at Johnshaven.

Locally there are several excellent places to dine both nearby within Kirriemuir and the wider area. Lying at the foot of the Angus Glens which provides some of the best hill walking in Scotland with easy access also to Glenshee and the ski centre. Fishing is available on the North and South Esk, and also at Lintrathen Loch. The RSPB Loch of Kinnordy Nature Reserve is a short distance away where a wide variety of wildlife are present.

The agricultural sector is well served with a number of main dealers, merchants and cooperatives all within a short distance. In addition to the livestock market at Forfar, markets are also available at Stirling and Thainstone.

Access

Access to the property is located a short distance off the B951 and Kirkton of Kingoldrum.

Directions

Access to Aucharroch Farm is taken off the A90 heading towards Kirriemuir, shortly after entering Kirriemuir turn left on to the B951 towards Kirkton of Kingoldrum, continue on the road until just before you leave Kingoldrum and turn right at the sign for Aucharroch and proceed straight on for approximately 0.7 miles until you come to a T junction and Aucharroch is directly in front of you. Proceed up the farm track for around 400 metres and the farmhouse will be on your left.

What3Words

trickling.loopholes.notices

Description

Aucharroch Farm is a mixed livestock farm set in the Angus Glens and affords spectacular far reaching views. There is a mix of traditional and modern farm buildings for 120 head of cattle with good handling facilities. There are also development opportunities presented by part of the traditional steading building, subject to obtaining the necessary consents.



The land at Aucharroch extends to 450.64 acres or thereby, and in the main is divided into good sized enclosures which are a combination of permanent and temporary grassland with cropping land to the south capable of good yields with seed potatoes and peas in the rotation. Historically the farm has been run together with an adjoining unit and has run 90 suckler cows and 400 ewes. The land has been well farmed, limed and dunged, more recently a smaller number of cows have been kept with 300 ewe hoggs grazed from September to March.

The farm is available for sale as a whole.

Aucharroch Farmhouse, Steading and 450 acres

Aucharroch farmhouse is a substantial traditional, harled stone property under a recently renewed slate roof with a private garden to the south and west. A traditional steading adjoins the garden that may be suitable for development, subject to obtaining the necessary planning consents. To the north of the farmhouse lies a traditional range with infill steel portal framed court/general purpose shed and adjoining silage pit. To the east are two cattle courts with pens and excellent handling facilities.



House

The farmhouse is of stone construction with a harled finish under a new slate roof benefiting from scenic views of the surrounding countryside and an attractive and secluded garden. Double glazed throughout with full oil central heating serving the whole house.

Internally the property would benefit from modernisation, it has original features such as the staircase which forms part of a light and attractive entrance.

The house benefits from a private water supply and drainage is to a septic tank. A mains water supply serves the cottages being retained and this supply would be capable of being installed to the farmhouse/farm by the new occupier.

Council Tax: Band F

Accommodation comprises:

Ground Floor:

Entrance Hallway

L-shaped hallway connecting the front porch and the rooms on the ground floor. The original staircase leading to the first floor. External doors to the property open into this space.

Storage Room

Former laundry room in basic condition housing the boiler for the heating system.

WC

Toilet and wash hand basin.

Office

Office

Kitchen

Large dining kitchen with a range of fitted floor and wall units there is also an oil fired AGA.

Utility / Back Kitchen

The utility room is accessed via the kitchen, space for white goods, external door into the garden.

Sitting Room

Good sized south facing room with tiled fireplace and log burner, windows to the front and side.

Dining Room

Large south facing room with tiled fireplace, windows to the front and side into the garden.

Porch

Front door and access into the garden.

First Floor:

Bedroom 1

Spacious carpeted south facing double bedroom with views over the garden.

Bedroom 2

Spacious carpeted double bedroom with views over the garden ground and fields to the south.

Bedroom 3

Good sized carpeted double bedroom.

Bedroom 4

Good sized carpeted double bedroom.

Bedroom 5

Ample sized carpeted double bedroom.

Bathroom

Large bathroom with WC, wash hand basin and bath.

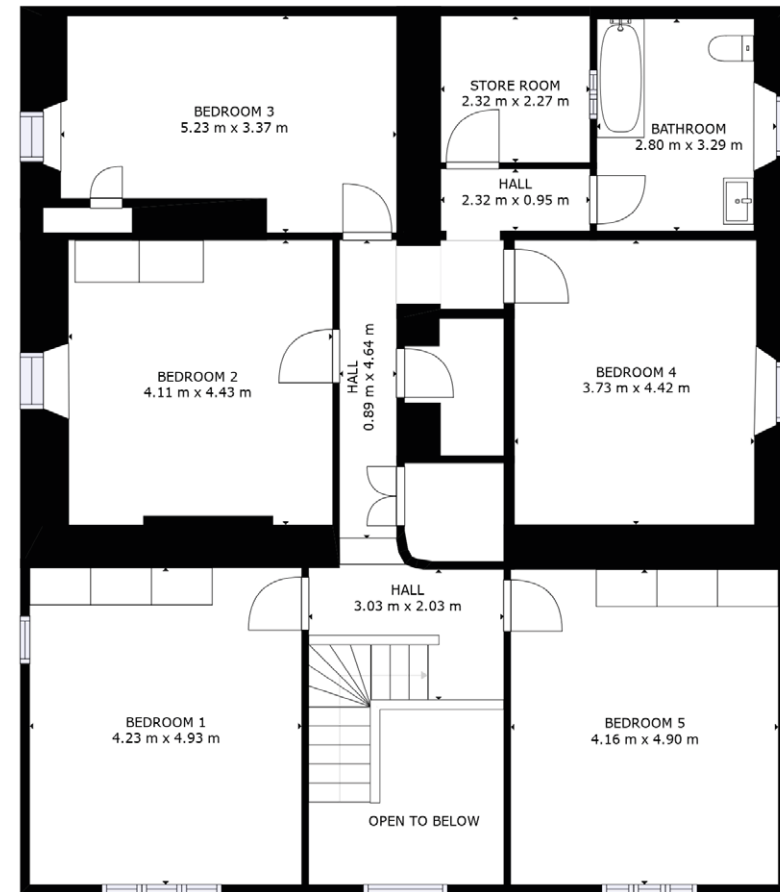
Externally

The dwelling benefits from ample parking at the back door. To the front of the house there is a large garden in keeping with the size of the house and is predominantly laid down to lawn with a stone pathway. Mature trees line the boundary and there is an attractive beech hedge leading up to the farm.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 155 m², FLOOR 2: 149 m²
 EXCLUDED AREAS: , PORCH: 3 m²
 TOTAL: 304 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Steeding

There are both traditional and modern buildings within the steeding. There is a traditional stone building to the west of the farmhouse that adjoins the garden, to the north there is what would have been the traditional range with adjoining steel portal framed court/general purpose shed and adjoining this is a former silage pit. To the east is a cattle court with central feed pass and another recently constructed court with feed pass and handling facilities.

1. Garage 6.00m x 8.000m

Steel framed mono pitched under a steel clad roof, concrete floor.

2. Traditional Building 6.00m x 16.00m

Stone and slate construction used for storage with loft space above. Possibly suitable for development purposes, subject to necessary consents.

3. Former Silage Pit 8.50m x 26.00m

Former silage pit now used to store straw, block/stone walls under a timber pitched steel sheet roof with an earth floor.

4. Cattle Court / General Purpose Shed 28.00m x 25.00m

Steel portal frame under concrete sheet roof, earth and concrete floor. Used for machinery storage, workshop, bale storage. Single phase electricity and private water supply.

5. Traditional Building 6.00m x 25.00m

Stone and slate construction used for storage, former cart/grain store with loft over part. There are redundant buildings to the rear of buildings 4 and 5.

6. Cattle Court 28.50 x 22.50m

Located to the east of the main range, steel portal frame with harled brick walls, concrete sheet roof, earth floor, central feed pass. Access out the east end to handling facilities.

7. Cattle Court 24.00m x 16.00m + 6.00m x 5.00m

Recently constructed steel portal frame with concrete panel walls to 1.80m with vented steel sheet above. Cement roof sheets and concrete floors. Feed pass to the north which also doubles up as a cattle race and handling facilities. Well laid out to make the handling and working with cattle efficient and safe.

Land

The land extends to 182.37 hectares (450.64 acres) or thereby, which includes 33.90ha (83.77 acres) of woodland, there are further small areas of trees which are included within the field schedule below. The land is generally south facing rising from 180m (590 feet) to 320m (1050 feet). The James Hutton Institute for Soil Research has classed the land south of the steeding as class 3(2) with the land north of the steeding 4(2) rising to the top of the hill where it is 5(2). Part of the farm from field 11 southwards falls within the Strathmore & Fife NVZ area.



Aucharroch is a good growing unit with decent shaped and sized arable fields suitable for modern machinery, spring barley consistently averages 2.5 – 2.7 tonne/acre.

Aucharroch was previously run as a single unit with an adjoining farm, the land of which may be available by separate negotiation to the new occupier, initially on a one year (SLDT) Short Limited Duration Tenancy. The land extends to approximately 80.93 hectares (200 acres) or thereby.

Forestry

Fields 3 and 15 extending to 31.10 ha (76.85 acres) were planted under the Forestry Grant Scheme during 2018 and there remains a year left of the maintenance contract which the new occupier would be required to continue. Area 3 to the north is mainly of Native Scots Pine and area 15 is planted in Native Mixed Broadleaves. These areas have the potential, subject to inspection to create 18687 carbon units and offers the potential for the farm to offset carbon in the future. This adds significantly to the desirability of the farm and going forward may present opportunities for the farm to meet future carbon requirements. A further area of trees, field 20 extending to 2.80 ha (6.92 acres) is situated to the north east.



Basic Payment Scheme (BPS) & IACS

Basic Payment Entitlements will be made available to the incoming occupier. The 2022 BPS for Aucharroch has been submitted and any payment will rest with the vendors. The incoming occupier will be required to comply with any requirements of the 2022 submission.

The farm code is 67/114/0005

Region 1 – 150.32 Units

Region 2 – 23.78 Units

Less Favoured Area Support Scheme (LFASS)

The property is in an area eligible for LFASS support scheme.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Local Authority

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

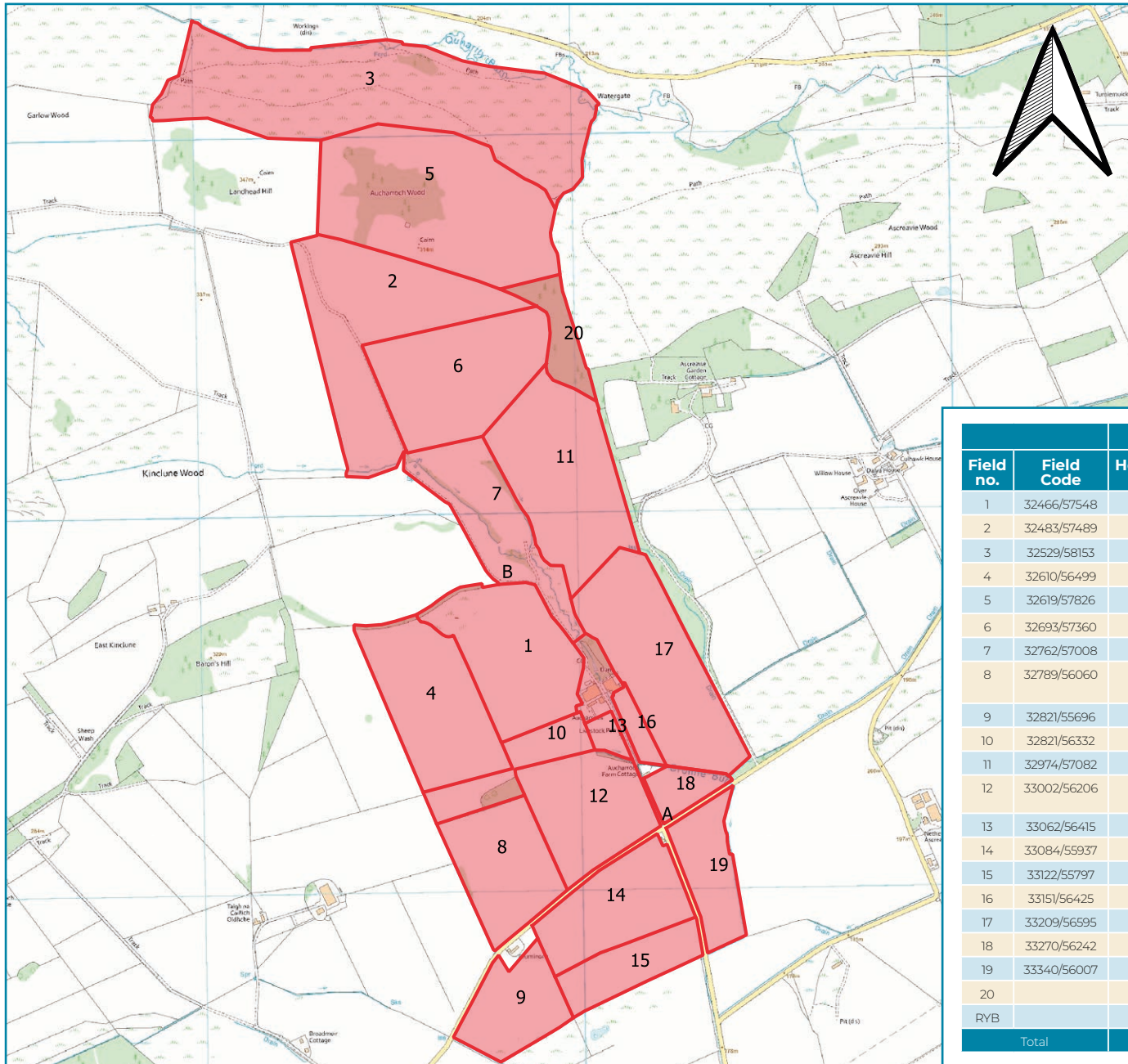
Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds 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 themselves 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.

Viewing

By strict appointment with the Selling Agents.





Field no.	Field Code	Area		Exclusions		Cropping			Payment Region
		Hectare	Acres	Hectare	Acres	2022	2021	2020	
1	32466/57548	10.85	26.81	0.08	0.20	TGRS	TGRS	TGRS	1
2	32483/57489	15.60	38.55	0.17	0.42	PGRS	PGRS	PGRS	1
3	32529/58153	26.58	65.68	0.19	0.47	Trees	Trees	Trees	2
4	32610/56499	10.65	26.32			PGRS	PGRS	PGRS	1
5	32619/57826	19.60	48.43			PGRS	PGRS	PGRS	1
6	32693/57360	12.12	29.95			TGRS	PGRS	PGRS	1
7	32762/57008	8.49	20.98	0.33	0.82	PGRS	PGRS	PGRS	1
8	32789/56060	7.92	19.57			SB	Seed Potatoes	SB	1
9	32821/55696	5.59	13.81			SB	Peas	SB	1
10	32821/56332	3.60	8.90			PGRS	PGRS	PGRS	1
11	32974/57082	13.12	32.42	0.01	0.02	PGRS	TGRS	TGRS	1
12	33002/56206	8.43	20.83			Seed Potatoes	SB	Peas	1
13	33062/56415	0.96	2.37			PGRS	PGRS	PGRS	1
14	33084/55937	8.23	20.34			SB	SB	Peas	1
15	33122/55797	4.52	11.17			Trees	Trees	Trees	1
16	33151/56425	1.15	2.84			PGRS	PGRS	PGRS	1
17	33209/56595	13.05	32.25			SB/Peas	SB	SB	1
18	33270/56242	2.03	5.02			SB	SB	Peas	1
19	33340/56007	5.01	12.38			SB	SB	Peas	1
20		2.80	6.92			Trees	Trees	Trees	
RYB		2.07	5.12						
Total		182.37	450.64	0.78	1.93				





Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Miller Hendry
13 Ward Road
Dundee
DD1 1LU

Date of Entry

By mutual agreement.

Ingoing Valuations

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, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

All hay, straw, roots, silage and farmyard manure and other produce at market value. All oils, fuels, fertilisers, sprays, chemicals, seeds and sundries at cost.

If the amount of the valuations has not been agreed by the date fixed for completion, then the purchaser shall pay to the seller such a sum as Davidson and Robertson shall certify an account of the valuation pending agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The

seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

A right of access will be granted over the farm access road from point A to point B to the occupier of Barnton Farm.



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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