

FOR SALE



LAND AT BALRENNIE FARM
EDZELL, ANGUS, DD9 7QN

fbrseed
LAND AGENTS &
CHARTERED SURVEYORS

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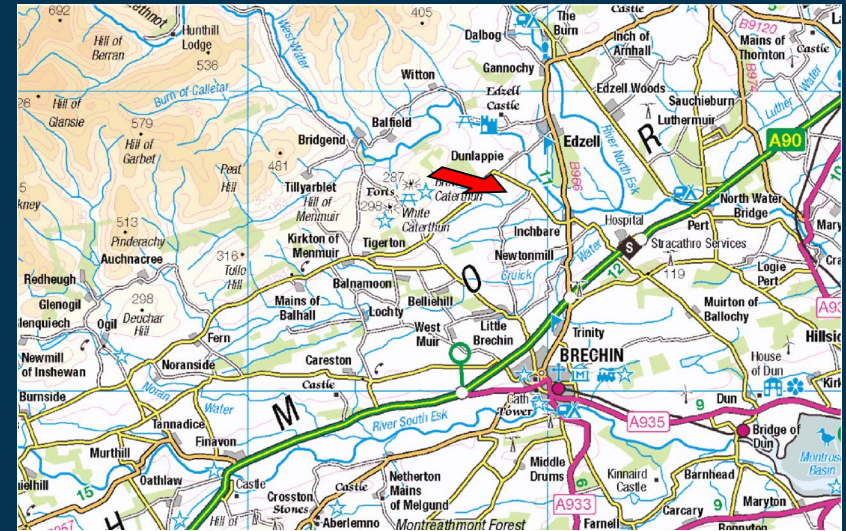
Edzell 1.5 miles, Brechin 5 miles, Aberdeen 40 miles,
Dundee 32 miles (distances approximate)

A rare opportunity to acquire a block of highly productive arable accommodation land extending to 19.33 hectares (47.76 acres) in total. Located in a desirable part of rural Angus, the land has been well farmed and is capable of growing a wide variety of crops.

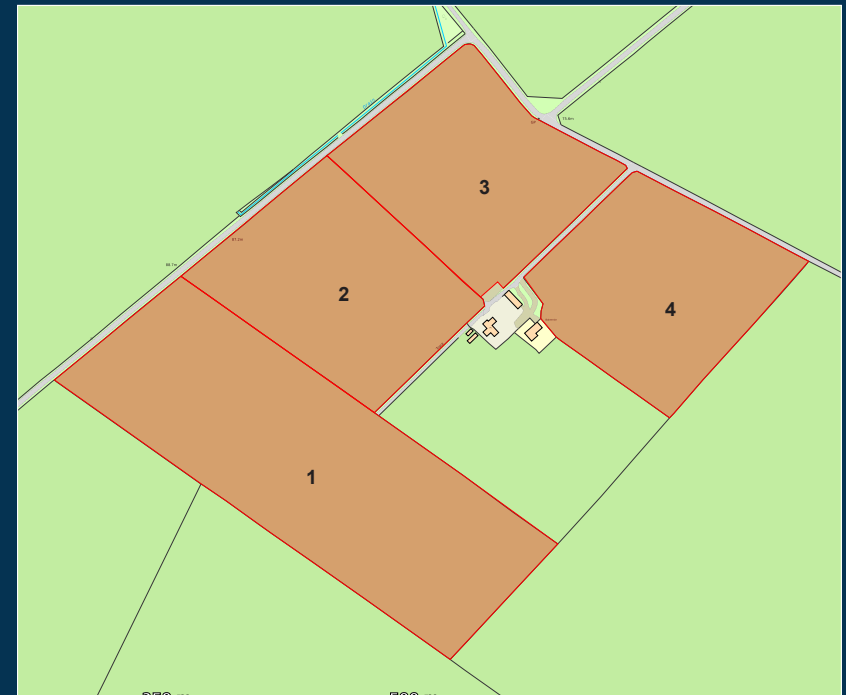
- **Grade 3.2**
- **Area of high amenity**
- **IACS registered**
- **BPS entitlements included**

FOR SALE AS A WHOLE
19.33 HA (47.76 ACRES)

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Location Plan - not to scale



Indicative Sale Plan only - not to scale

VIEWING

Strictly by appointment with Selling Agents – 01573 224381.

HEALTH AND SAFETY

The property is an agricultural holding. For your own personal safety please be aware of potential hazards when viewing.

DIRECTIONS

For directions please use the postcode DD9 7QN to arrive at Balrennie Farm or what3words /// defend.motivates.detail to reach the subject land.

SITUATION

The Land at Balrennie sits in a scenic location close to the popular village of Edzell in the country of Angus just 5 miles from Brechin. The property is almost equidistant from Aberdeen and Dundee. This is a rural, yet easily accessible area with stunning scenery, productive farmland and an ideal location for quick and easy access to the north and south.

DESCRIPTION

The sale comprises a well-proportioned and accessible block of arable accommodation land extending to 19.33 hectares (47.76 acres) in total as set out in the table below:

| NO | FIELD ID | DESCRIPTION | CROPPING | AREA (HA) | AREA (ACRES) |
|-------|---------------|-------------|---------------|-----------|--------------|
| 1 | NO58101/66910 | Arable | Spring Barley | 7.66 | 18.93 |
| 2 | NO58170/67090 | Arable | Winter Wheat | 3.97 | 9.81 |
| 3 | NO58264/67205 | Arable | Spring Barley | 3.82 | 9.44 |
| 4 | NO58457/67069 | Arable | Spring Barley | 3.88 | 9.59 |
| TOTAL | | | | 19.33 | 47.76 |

The land is split into four enclosures with access to all taken directly from the adjacent public road. The land lies between 75m and 90m above sea level and is designated as predominantly Class 3.2 by the National scale land capability for agriculture which notes the land as capable of average production though high yields of barley, oats and grass can be obtained.

The fields are all of a good shape, with good soil structure and easily worked with minimal stone content. The land is currently farmed as part of a larger unit and has been in a rotation of spring

barley, winter barley, oats, winter wheat and potatoes with consistently high yields.

The land is suited to a variety of agricultural uses and the surrounding area has a well established supply chain network.

INGOING VALUATION

There will be no ingoing valuation.

GREENING 2025

Field No.4 is within an Ecological Focus Area (EFA) catch crop and the Purchaser will therefore be required to comply with the scheme rules in this connection namely to maintain the EFA Catch Crop to 31st December inclusive – further details available from the Selling Agents.

IACS

All the farmland is registered for IACS purposes and Basic Payment Entitlements will be included in the sale. Further details of the Basic Payment Entitlements are available from the Selling Agent. Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and

Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2022 for the remainder of the scheme year.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

MINERAL RIGHTS & TIMBER

The mineral rights are included in the sale. All standing and falling timber is included in the sale.

LOCAL AUTHORITY

Angus Council
Angus House
Orchardbank
Forfar DD8 1AN
Tel: 0345 2777 778

SERVICES

There is a mains water supply crossing through the property which benefits the residential properties at Balrennie Farm and the house plots. The Seller and their successors in title reserve the right to maintain and where necessary replace this pipework subject to making good any damage.

RIGHTS, EASEMENTS & OUTGOINGS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters. It is noted that:

- There is an overhead power line crossing the north of the land and it is understood that there is a small annual payment in this respect.
- It is understood that there is mains water supply crossing fields 3,4 and 5.

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include a share in the cost of maintaining mutual boundary fences.

MORTGAGE FINANCE

FBRSeed are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses. We may be able to provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals, in confidence, please call our Kelso office.

PLOTS

Please note that there are two house plots located adjacent to the subject land also being marketed by FBRSeed Ltd on behalf of the Seller should this

be of interest. Further details available from the Selling Agents.

DEVELOPMENT CLAUSE

A clawback requiring a payment of 50% of any uplift in value arising from the grant of any planning permission (other than for solely agricultural or woodland purposes) during the period of 20 years from the date of the proposed sale. Such payment(s) shall become due on the earlier of: 1) A disposal of the property or any part thereof with the benefit of the relevant planning permission 2) The implementation of the relevant planning permission.

SALE AND LEASE BACK

If of interest to an incoming purchaser the Seller would be willing to discuss the option of a sale and lease back arrangement.

SOLE SELLING AGENT

FBRSeed
Rose Lane
Kelso
TD5 7AP
Tel: 01573 224381

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

1st October 2025 or by mutual agreement.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in June 2025.



IMPORTANT NOTICE

FBRSeed, 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 in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to

action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID in order to comply with anti-money laundering regulation.

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