



Farmerton Farm
Fern, Forfar, DD8 3QU
bellingram.co.uk





Productive arable farm located in Angus

About 99.18 ha (245.10 acres)

Predominantly Grade 3.1

Currently down to spring barley, peas and potatoes

4 bedroom detached farmhouse

Range of farm buildings

For sale as a whole

Brechin about 8 ½ miles Forfar about 9 miles Dundee about 22 miles



Viewing

Strictly by appointment with Bell Ingram Forfar office – 01307 462516

Directions

From Forfar, take the A90 north for approximately 6.5 miles and turn left just before the Finavon Hotel, onto the B957 where signposted for Tannadice. Once you have exited the A90 follow this road for approximately 0.3 miles and turn right where signposted for Noranside and proceed for a further 1.6 miles. Turn right at the t-junction and follow the road for a further 0.4 miles, before turning left where signposted for Fern. Follow this road for 0.4 miles and where the public road takes a sharp right hand bend, turn left onto the farm road and continue for a further 0.3 miles and the house and steading are on the right hand side.

For viewers using the 'what3words' app, ///lighten.pulse.saved

Situation

Farmerton is located in the productive and fertile area of Angus renowned for its high yielding crops and the ability to grow a variety of crops including cereals, soft fruit and vegetables.

The property is located 8 ½ miles from the busy town of Brechin which provides primary and secondary schooling, grocery stores and public houses. The next closest Angus town is Forfar, which lies 9 miles to the south. The town is home to a range of agricultural dealers and suppliers as well as supermarkets, hotels, restaurants and secondary schooling. The city of Dundee is located 22 miles from the property and is well connected with bus, train and air networks. Dundee has seen significant rejuvenation works over the last decade and is home to the V&A Museum and a delightful waterfront visitor experience.

The local area is served by a wide variety of agricultural contactors, merchants and suppliers, and there is a successful local machinery ring which can provide additional farming resources as required.

The surrounding countryside provides for all tastes in outdoor activities, including hill walking in the Angus Glens, golf, curling, fishing, water sports and skiing.

Description

As a whole, the farm extends to About 99.18 ha (245.10 acres) and includes a range of agricultural sheds. The land is classified principally Class 3(1) by the James Hutton Institute. The house and buildings sit at around 140 metres above sea level with the land ranging in elevation from 120 metres to 160 metres.

The ground is predominantly level or gently sloping and is accessed via farm tracks. The farm track that provides access to the farm house and steading as well as to the farmland is located to the south east of the property.

The land has grown a variety of crops over recent years including spring barley, winter wheat, potatoes and peas as noted in the cropping schedule below.

Field Schedule

#	LPID	Total Area		Crop	Cropped Area		EFA		RGR/Woodland	
		HA	ACRES		HA	ACRES	HA	ACRES	HA	ACRES
1	NO/47807/61740	13.66	33.75	Spring Barley	9.31	23.01	3.05	7.54	1.3	3.21
2	NO/47844/61243	9.73	24.04	Peas	8.8	21.74	-	-	0.93	2.30
3	NO/48021/61373	9.64	23.82	Spring Barley	9.24	22.83	-	-	0.4	0.99
4	NO/48150/61043	6.7	16.56	Spring Barley	6.51	16.09	0.19	0.47	-	-
5	NO/48209/61566	6.28	15.52	Spring Barley	6.28	15.52	-	-	-	-
6	NO/48380/61103	12.06	29.80	Spring Barley	11.95	29.53	0.11	0.27	-	-
7	NO/48516/61350	12.65	31.26	Potatoes	12.65	31.26	-	-	-	-
8	NO/48570/60771	15.19	37.53	Spring Barley	14.62	36.13	0.19	0.47	0.38	0.94
9	NO/48820/61104	12.2	30.15	Spring Barley	11.34	28.02	0.86	2.13	-	-
RYB	-	1.07	2.67		-		-	-	-	-
Totals		99.18	245.10		90.7	224.12	4.40	10.87	3.01	7.44

Five-Year Cropping Schedule

#	LPID	2020	2021	2022	2023	2024
1	NO/47807/61740	Spring Barley Potatoes	Winter Wheat Spring Barley	Spring Barley	Spring Barley	Peas
2	NO/47844/61243	Winter Wheat	Spring Barley	Spring Barley	Spring Barley	Spring Barley
3	NO/48021/61373	Spring Barley	Spring Barley	Spring Barley	Spring Barley Potatoes	Spring Barley Potatoes
4	NO/48150/61043	Spring Barley	Spring Barley	Spring Barley	Peas	Spring Barley
5	NO/48209/61566	Spring Barley	Spring Barley	Spring Barley	Spring Barley	Potatoes
6	NO/48380/61103	Spring Barley	Spring Barley	Spring Barley Peas	Winter Wheat Peas	Spring Barley
7	NO/48516/61350	Spring Barley	Peas	Winter Wheat	Spring Barley	Spring Barley
8	NO/48570/60771	Winter Wheat Peas	Spring Barley	Spring Barley Potatoes	Winter Wheat Potatoes	Spring Barley
9	NO/48820/61104	Potatoes	Winter Wheat	Spring Barley	Spring Barley	Spring Barley

Farmerton Farmhouse

Farmerton Farmhouse has the footings of the traditional farmhouse though was significantly renovated in the mid 1970's. It provides accommodation over two stories and is constructed of stone with a pebble-dashed exterior under a pitched tile roof. The property sits within a well-proportioned mature south facing garden with views to the south.

The accommodation features two entrance doors on the northern elevation—one leading into a utility room, the other into a porch. Both connect to the main hallway, which provides access to the family room, a living room with sliding doors opening onto a south-facing patio, a kitchen, and a dining room. The kitchen is finished to a modern standard, fitted with wooden units and cupboards, a stainless steel sink, an integrated fridge, dishwasher, and an electric range cooker with a ceramic hob. Additionally, the ground floor includes a WC with a shower. A staircase from the main hallway leads to the four bedrooms and the family bathroom.

Externally, the property boasts a walled, south-facing garden primarily laid to lawn, complemented by mature shrubs and flower beds with a further walled area to the east, currently used as a dog run. All parking is located at the rear of the property to the north.

The property benefits from oil fired central heating with an open fire located in the family room and double glazing throughout. The house also benefits from a 4 kW solar panel array, installed in 2012.

Farmerton Farm Buildings

The farm is served by a range of buildings providing storage facilities for grain and inputs, as well as having the ability to be returned to use for housing stock. The buildings are located adjacent to the farmhouse in the centre of the holding.

The buildings comprise;

- Cattle Courts** – Steel portal frame construction with walls of traditional stone and corrugated sheeting under a corrugated sheet roof with sliding doors on the south elevation. Concrete floor with power and light. Externally the building benefits a concrete yard with metal cattle handling system. Dimensions 22.8 m x 35.26
- Workshop** – Stone construction under a pitched slate roof with access taken from a sliding door to the south and double doors on the western elevation. Within the buildings there is a bunded, 2,500 litre fuel tank. Concrete floor with power. Dimensions 11.48 m x 5.28 m
- Cart Shed** – Constructed of stone, under a pitched slate roof, the cart shed is located between the Workshop and General Purpose Shed. Access to the storage areas can be taken from the western elevation, with access to the stairs leading to the hay loft via the main entrance to the General Purpose Shed.
- General Purpose Shed** – Stone construction under a pitched slate roof with access taken from a sliding door on the western elevation. Concrete floor with power. Dimensions 26.62 m x 5.45 m
- Grain Store** – Steel portal frame construction with walls of brick and corrugated sheet steel, under a corrugated sheet roof. The building has a concrete floor and electricity, with access being gained from a sliding door on the western gable end. 18.29 m x 18.29 m
- Bothy** – A traditional stone under a pitched slate roof bothy, now used as a chemical store. 4.02 m x 5.05 m

Services

The Farmhouse is serviced by mains water, mains electricity and drainage is to a septic tank. The internet to the property is currently via Line of Sight.

The agricultural sheds are served by mains water and a three phase power supply.

Sporting

In so far as these rights form part of the property title, they are included within the sale.

Health and Safety

The property is a working farm with equipment present. Appropriate caution must always be exercised during viewings, especially when in the farm buildings or fields.

Council Tax/ Rates

The Farmhouse is Council Tax Band E. Angus Council is the Local Authority.

Note to Purchaser

Scottish and Southern Energy Networks have proposed three pylons located in the southern fields of Farmerton, as part of the Kintore to Tealing 400kV project. The proposed route can be obtained from the selling agents.

IACS

All the farmland is registered for IACS purposes. The farm code is 67/112/0015

Basic Payment Scheme (BPS) 2025

The basic payment entitlements are available for the land and are to be included within the sale offer.

Environmental Stipulations

All the land is designated as Non Less Favoured Area. The land is situated within the Strathmore and North Fife Nitrate Vulnerable Zone (NVZ).

Mineral Rights

The mineral rights insofar as they are owned are included in the sale.

Local Authority

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

Scottish Government Rural Payments and Inspections Directorate (SGRPID)
Strathearn House, Broxden Business Park, Perth, PH1 1RX

VAT

In the event that the seller has elected to tax, VAT may be payable on the purchase price.

Mortgage Finance

Bell Ingram are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can 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 Sarah Tyson on 01738 621121 or email sarah.tyson@bellingham.co.uk

Solicitors

Thorntons Solicitors
53 East High Street
Forfar
DD8 2EL

Ingoing Valuation

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations carried out in preparation for the 2025 and/or 2026 crop valued on a labour and machinery basis.
2. All growing crops, on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such growing crops.

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 selling agents 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 8% over Bank of Scotland borrowing rate.

Stipulations

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents. 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 the Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Fixtures and Fittings

Fitted carpets are included in the sale. No items other than the fuel station located in the Workshop are included unless specifically mentioned in these particulars. Moveable plant and machinery are specifically excluded from the sale.

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.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Purchase Price

Within 7 days of the conclusion of the 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 a rate of 5% above Bank of Scotland base rate.

Offers

Offers must be submitted in Scottish legal terms 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. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Important Notice

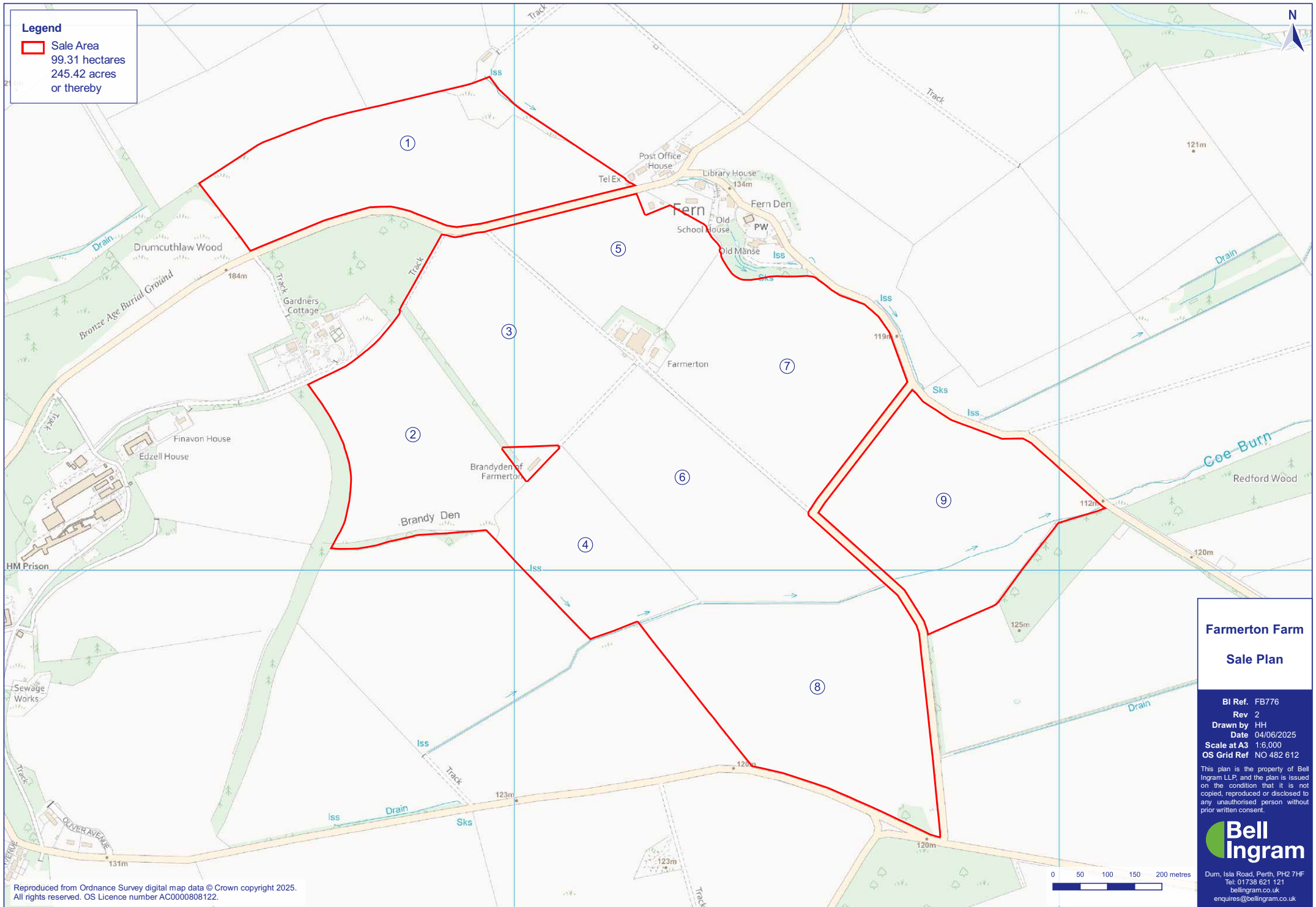
Bell Ingram, their clients and any joint agents give notice that:

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 Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Legend

□ Sale Area
99.31 hectares
245.42 acres
or thereby



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**Farmerton Farm
Sale Plan**

BI Ref. FB776
Rev 2
Drawn by HH
Date 04/06/2025
Scale at A3 1:6,000
OS Grid Ref NO 482 612

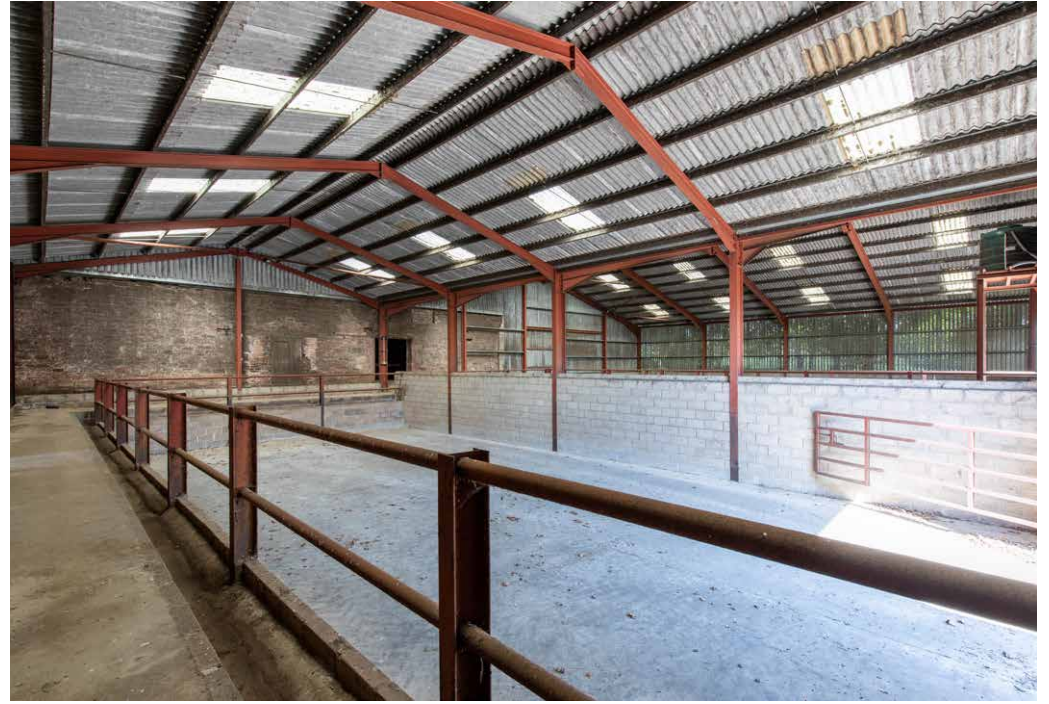
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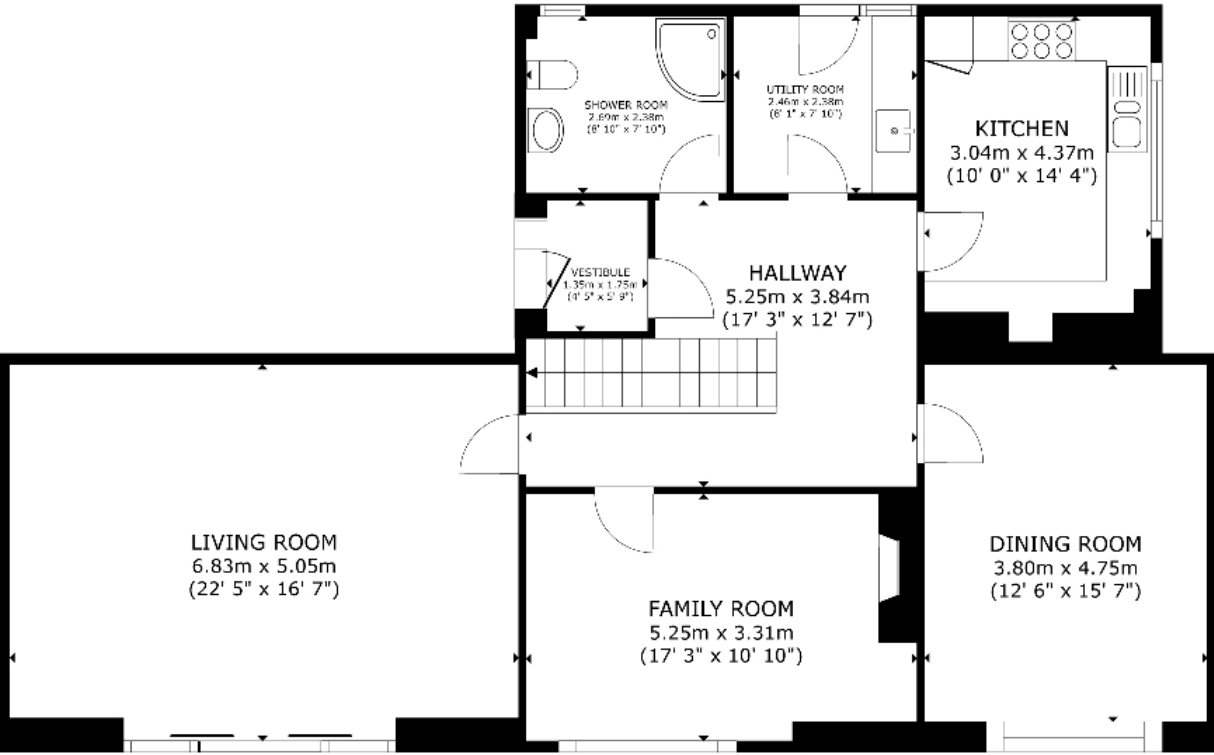




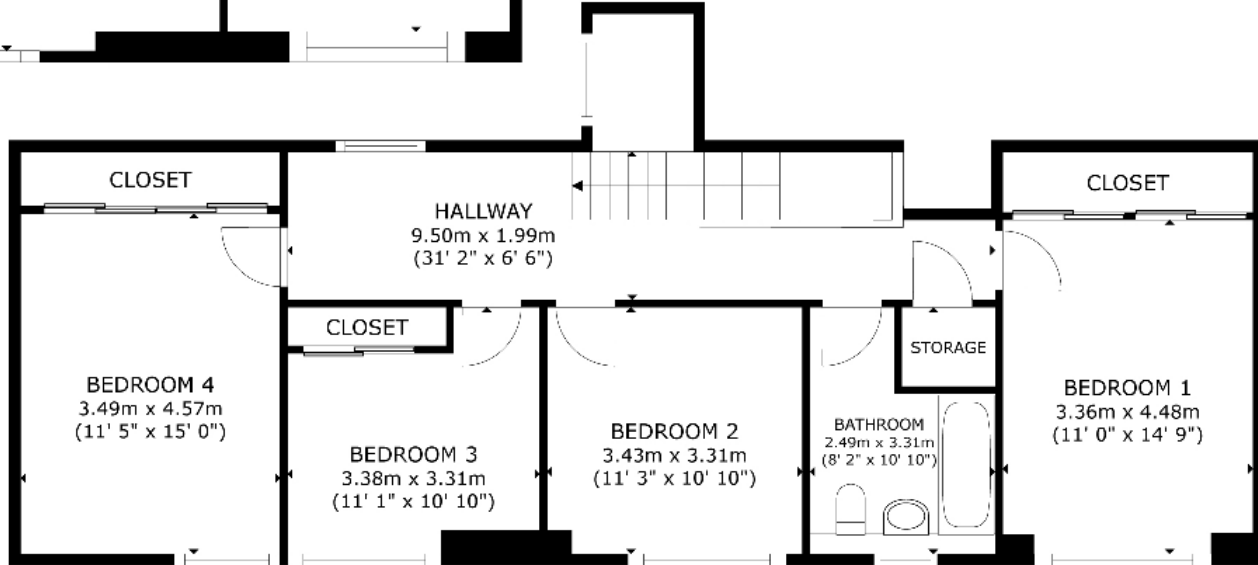


Farmerton Farm, Fern, By Forfar, DD8 3QU

GROSS INTERNAL AREA
 FLOOR 1 117.5 m² (1,265 sq.ft.) FLOOR 2 90.5 m² (974 sq.ft.)
 TOTAL : 208.0 m² (2,239 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR



FIRST FLOOR



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