



# Land At Rosebank Farm

Kingsmuir, Forfar, DD8 2LJ

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Offers Over £500,000



# Property Description

This well-presented block of agricultural land extends to approximately 48.62 acres (19.68 hectares) and benefits from a gently sloping topography at around 120 metres above sea level, providing excellent natural drainage and ease of cultivation.

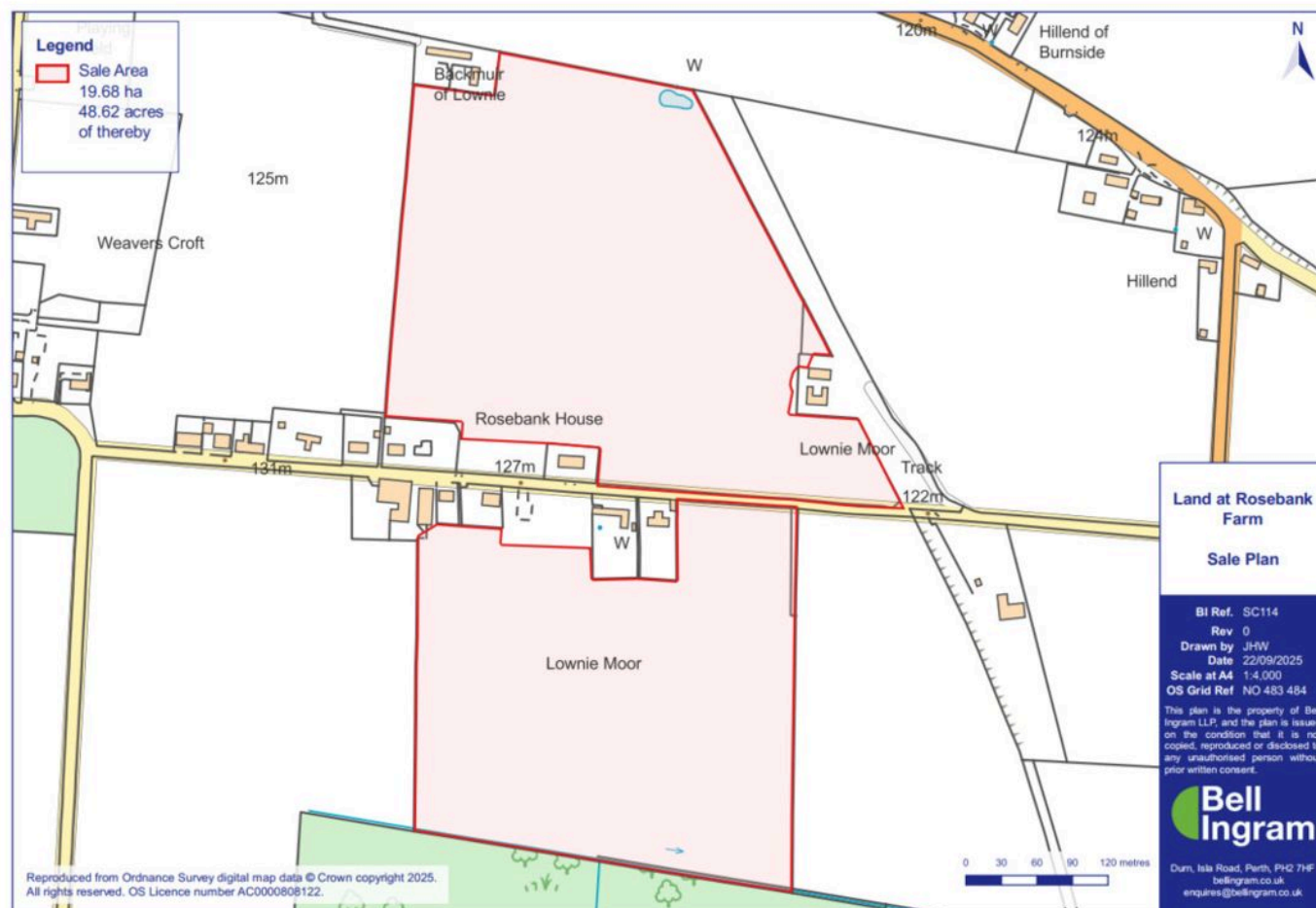
The majority of the land is classified as Grade 3.1, indicating good quality arable ground, with a portion of Grade 2 soil located in the southern field. The land is currently used in a varied cropping rotation including cereals, potatoes, and peas, reflecting its productivity and suitability for a range of agricultural uses.

Access is available via existing field entrances directly from a minor public road.



# Plans

Land extending to approximately  
48.62 acres (19.68 ha)



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# Details

## Local Authority

SGRPID - Perth

## Tenure

Freehold

### Services & Additional Information

#### INGOING VALUATION

There will be no ingoing valuation. The land will be left fallow for the incoming occupier.

#### BASIC PAYMENT SCHEME

The Basic Payment Entitlements are not included in the sale but may be available by separate negotiation. Further details of the Basic Payment Entitlements are available from the Selling Agent.

#### 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.

Enquire



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