

An aerial photograph of a rural landscape. In the foreground, there are several large, rectangular green fields, some with visible furrows. A small cluster of buildings, likely a farmstead, is situated in the middle ground. A large, dense wooded area with trees showing autumnal colors (yellows and oranges) runs diagonally across the middle of the image. In the background, there are rolling hills and more fields under a clear sky. The overall scene is a typical agricultural landscape.

Land At Sturt Farm

Forfar, Angus, DD8 3TU

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Forfar, Angus, DD8 3TU

Offers Over £650,000

Property Description

Situation

The Land at Sturt Farm lies in a productive and well-established agricultural area of Angus, just north of Forfar. Surrounded by fertile farmland and gently rolling countryside, the property is ideally positioned for a range of rural enterprises. The area is known for its strong arable and livestock farming tradition, with a patchwork of fields, shelterbelts, and access to local agricultural infrastructure.

The land benefits from good transport links, with the A90 nearby providing efficient access to Forfar (approximately 7 miles), as well as to the wider Angus region and key agricultural markets in Dundee and Aberdeen. Forfar itself offers a range of agricultural suppliers and rural services, supporting both commercial and small-scale farming operations.

This location presents an excellent opportunity for those seeking to expand existing holdings, establish a rural business, or invest in land with long-term agricultural potential.

Description

As a whole, the land extends to about 29.66 ha (73.31 acres), which ranges from 100 metres to 110 metres above sea level. The land is classified principally as Class 3(1) by the James Hutton Institute, which is land capable of growing a wide range of crops.

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

Fields

1) NO/44446/58183 = (2021 - Peas), (2022 - Potatoes), (2023 - Spring Barley), (2024 - Spring Barley), (2025 - Spring Barley)

2) NO/44537/57966 = (2021 - Temporary Grass), (2022 - Temporary Grass), (2023 - Temporary Grass), (2024 - Temporary Grass), (2025 - Temporary Grass)

3) NO/44716/57600 = (2021 - Spring Barley), (2022 - Spring Barley), (2023 - Peas) (2024 - Potatoes), (2025 - Spring Barley/Stubble Turnips)



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Plans

Land extending to approximately
29.66 ha (73.31 acres)



Details

Local Authority
Angus Council

Tenure
Freehold

Services & Additional Information

Services

Mains water supply to Fields 1 & 2.

IACS

All the farmland is registered for IACS purposes.

Basic Payment Scheme (BPS) 2025

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.

Mineral Rights

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

Sporting

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

Enquire



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