



# Arbirlot Glebe

Arbirlot, Arbroath, DD11 2NX

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**Bell  
Ingram**



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Offers Over £150,000

# Property Description

This attractive and well maintained block of agricultural land extends to approximately 13.96 acres (5.65 hectares). Its level topography, sitting around 40 metres above sea level, provides excellent natural drainage and supports efficient cultivation.

The land is predominantly classified as Grade 3.1, reflecting good quality arable capability, with an area of Grade 2 soil situated on the southern side of the field. It is currently operated within a cereal rotation, most recently producing wheat and barley.

To the north, the land adjoins a wooded den that leads down to the Elliot Water. This area extends to approximately 1.11 acres (0.45 hectares), bringing the total area of Arbirlot Glebe to around 15.07 acres (6.10 hectares).

Access to the land is taken directly from a minor public road, ensuring straightforward entry for agricultural vehicles and machinery.



# Plans

Land extending to approximately  
15.07 acres (6.10 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

There are no Basic Payment Entitlements included as part of the sale.

### 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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