

An aerial photograph of a large, vibrant green agricultural field. The field is marked with numerous dark, parallel lines, likely from agricultural machinery. In the middle ground, a single-story farm building with a grey roof is visible, surrounded by a few trees. The background shows a rolling landscape with more fields and a line of wind turbines on a hill under a dramatic, cloudy sky.

Galbraith

# TULLO OF BENHOLM

BENHOLM, MONTROSE



# TULLO OF BENHOLM, BENHOLM, MONTROSE, DD10 0HX

A high yielding farm situated in a prime farming area.

Inverervie 2.5 miles ■ Laurencekirk 5 miles ■ Montrose 14 miles

- Traditional 3-bedroom farmhouse
- Multi-function steel portal frame shed
- Approximately 477.69 acres (193.32 ha) of productive farmland.

**FOR SALE AS A WHOLE**

Offers Over £3,350,000



## Galbraith

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OnTheMarket

## SITUATION

Tullo of Benholm Farm is situated in a sought-after area overlooking the coast, conveniently located 14 miles north of Montrose and 1.5 miles from the A92. The farm benefits from direct access off the public road network, with the land extending to 477.69 acres (193.32 ha).

The land is surrounded primarily by agricultural land, sitting approximately 80-120 meters above sea level across the holding.

The land is suitable for a variety of agricultural uses, including the cultivation of high-value crops such as potatoes, peas, malting barley, and wheat. The area also benefits from a well-established supply chain network to support these activities.

## DESCRIPTION

Tullo of Benholm Farm comprises a block of agricultural land extending to approximately 477.69 acres (193.32 ha), offering scope for a range of uses. According to the James Hutton Institute, the majority of the land is classified as Grade 3(1), and is registered for IACS purposes. The fields have traditionally been used for arable farming and has historically produced high yielding crops for cereals and oilseeds.

The farmhouse enjoys a peaceful rural setting with open views towards the coast, creating an attractive living environment. The farm building is a modern steel-frame shed that provides extensive space and offers significant potential for a wide range of uses.

## METHOD OF SALE

Tullo Of Benholm Farm is offered for sale as a whole.

### Tullo Of Benholm Farm

#### Farmhouse

##### Ground Floor:

Kitchen, Dining Room, Sitting Room, Bathroom, General Store and another Sitting Room or Bedroom.

##### First Floor:

Bedroom 1 and Bedroom 2.

An enclosed garden lies at the front of the property and the house enjoys a tranquil setting with views to the coast.

#### Farm Buildings

Tullo Of Benholm Farm is well equipped; the Steel portal frame building lies in the centre of the farm with a sizeable yard area surrounding. The farm building comprises:

General Purpose Shed (60 m x 24 m), constructed with a steel portal frame, box profile roof (non-drip) and cladding, concrete panel walls to 2 m, and a Type 1 floor.

#### The Land

Tullo of Benholm Farm extends to approximately 477.69 acres (193.32 ha), with access to the majority of the fields being directly from the public road network. The land is principally classified as Grade 3(1) with areas of 3(2) by the James Hutton Institute with the fields all benefiting from a south easterly aspect. The land rises from approximately 80-120 meters above sea level.

The Dens to the south east of the farm formerly supported an exciting pheasant shoot with the land adjacent currently being in grass.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Tullo of Benholm	Mains	Septic Tank	Mains	Oil	Band B	Freehold	E

#### IACS

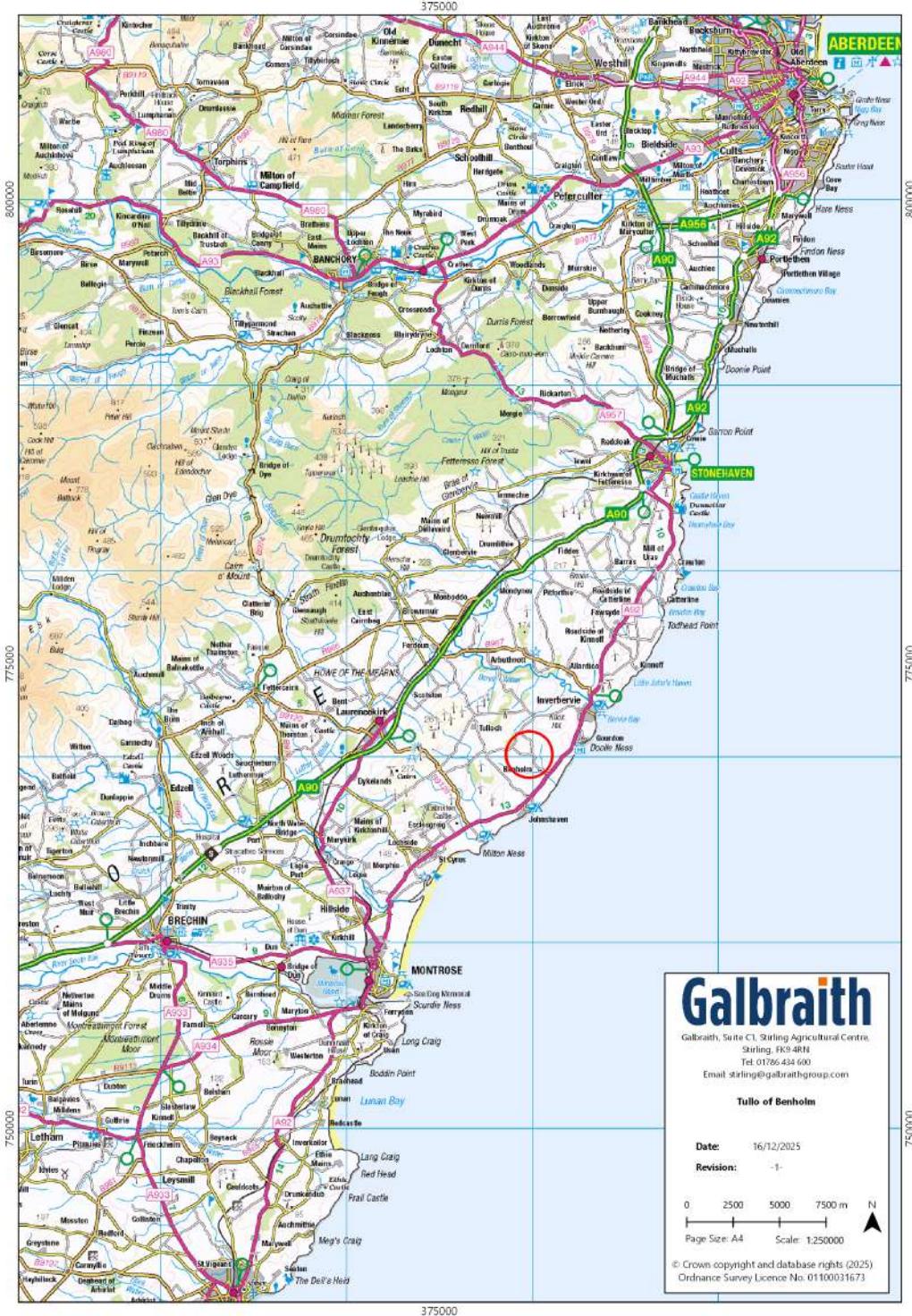
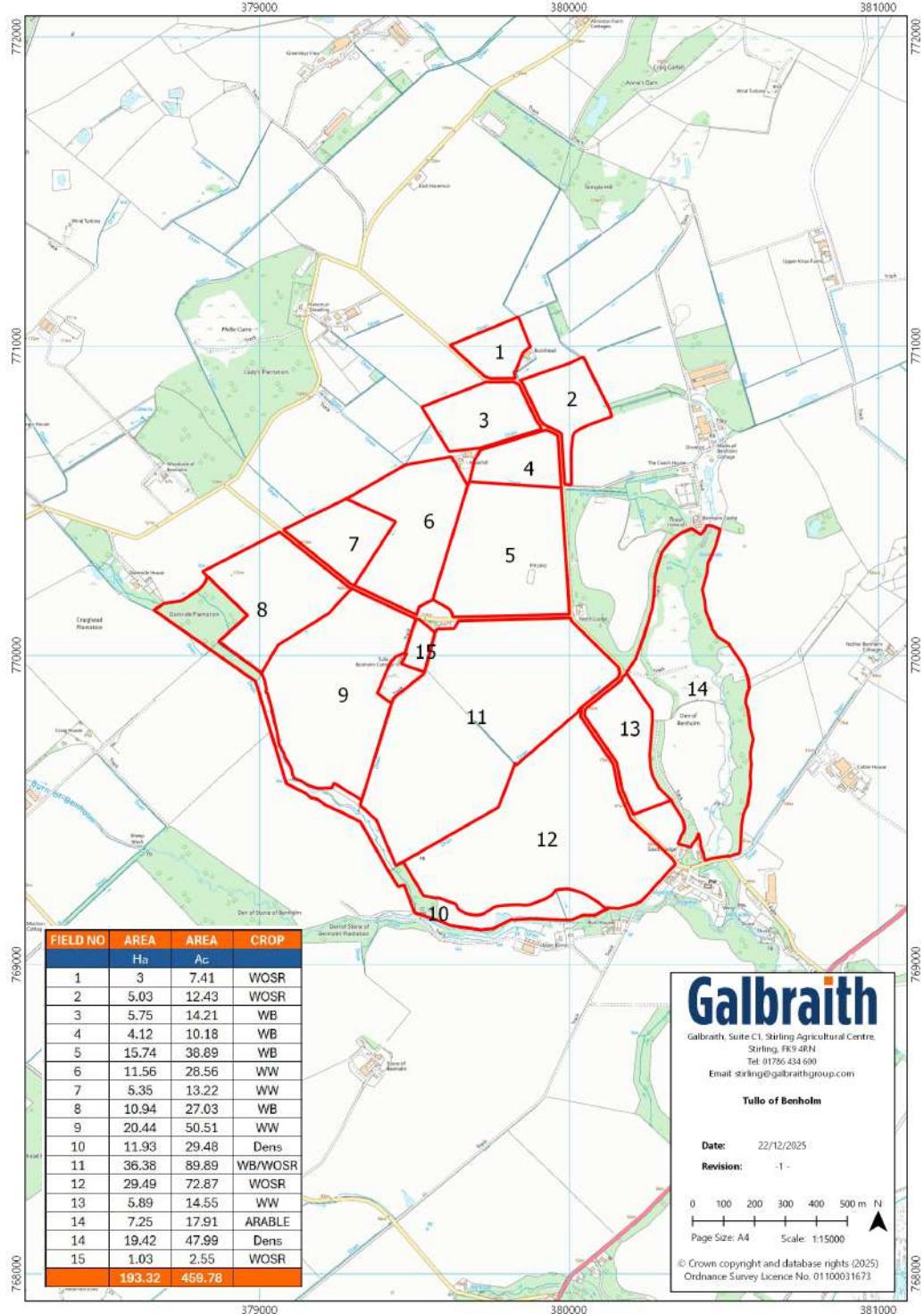
All the farmland is registered for IACS purposes.

#### NITRATE VULNERABLE ZONE (NVZ)

The land at Tullo Of Benholm Farm is included within a Nitrate Vulnerable Zone.

#### BASIC PAYMENT SCHEME (BPS)

The Basic Payment Entitlements are not included in the sale but will be available for sale by separate negotiation. The payment for the 2026 year will be apportioned between seller and buyer.



## HISTORIC SCOTLAND

There are no records on Historic Environment Scotland website to suggest that any of the properties are listed or any designations on the subject holding.

## LOCAL AUTHORITY

Aberdeenshire Council, Viewmount, Arduthie Rd, Stonehaven AB39 2DQ. Telephone 0345 608 1208.

## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

Buyers are requested to make enquiries to SGRPID in respect of obtaining a holding number and the land being eligible for Basic Payment Scheme purposes.

## MINERALS

The mineral rights are included.

## TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

## SPORTING RIGHTS

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

## FIXTURES AND FITTINGS

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sales particulars.

## INGOING VALUATION

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

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

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.

## DEPOSIT

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.

## DIRECTIONS

From Aberdeen, take the A92, following the signs for Montrose. Around 1 mile south of Inverbervie, take the right onto the minor road signed Benholm / Mill of Benholm, and follow it for another 1.5 miles. This leads to Tullo of Benholm, DD10 0HX, with the portal-frame shed on your right and the farmhouse on your left.

## POST CODE

DD10 0HX

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///tilt.indicated.trout

## SOLICITORS

Shepherd and Wedderburn LLP, 37 Albyn Place, Aberdeen, AB10 1YN

## VIEWING

Strictly by appointment with the Selling Agents.

## POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## HEALTH & SAFETY

The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

## THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

## FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7 In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Particulars were prepared, and photographs taken in November 2025.



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