



Galbraith

FOREBANK OF CANTERLAND

MARYKIRK, LAURENCEKIRK



FOREBANK OF CANTERLAND, MARYKIRK, LAURENCEKIRK, AB30 1XD

An outstanding block of agricultural land situated in the Howe of the Mearns

Marykirk 1 mile ■ Laurencekirk 4 miles ■ Aberdeen 30 miles

- Approximately 281.30 acres (113.84 ha) of productive farmland.

FOR SALE AS A WHOLE

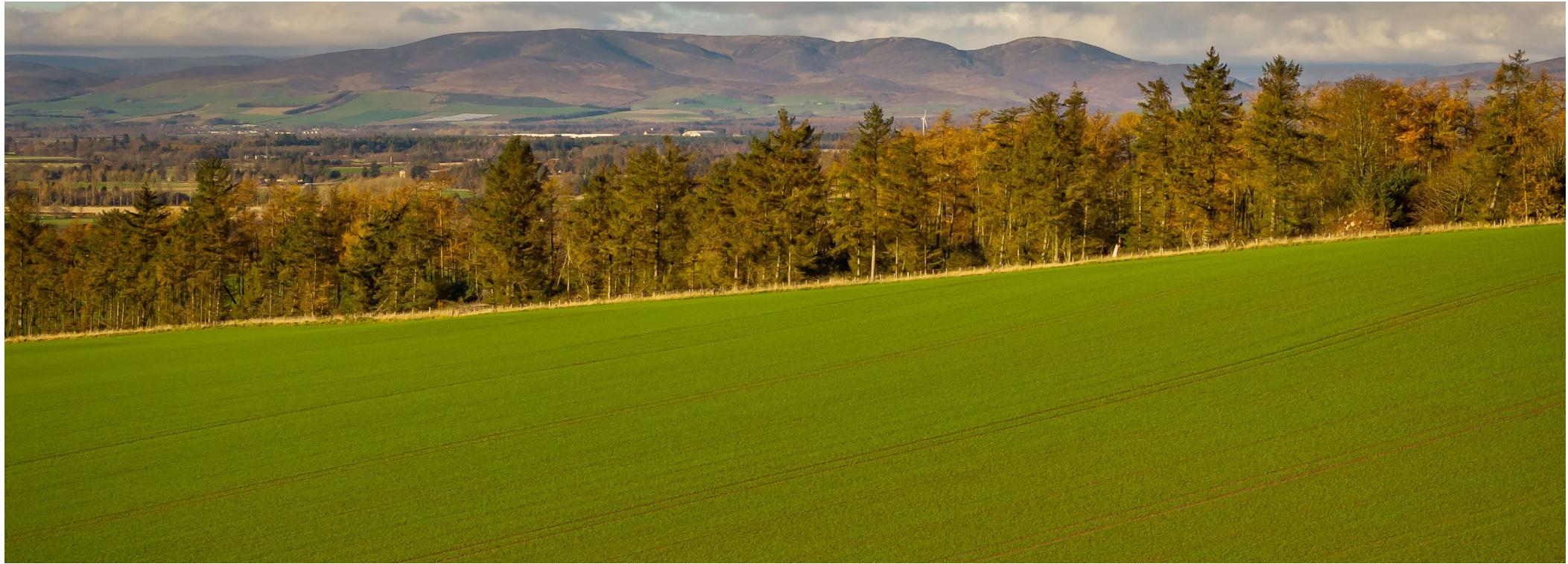
Offers Over £2,150,000

Galbraith

Aberdeen
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aberdeen@galbraithgroup.com

 **OnTheMarket**





SITUATION

Forebank Of Canterland is situated on the south east of The Howe of the Mearns, conveniently located 4 miles south of Laurencekirk and benefitting from access directly off the public road network. The land extends to 281.30 acres (113.84 ha).

The land is surrounded primarily by agricultural land, sitting approximately 25-100 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

Forebank of Canterland comprises a block of agricultural land extending to approximately 281.30 acres (113.84 ha), offering scope for a range of uses. According to the James Hutton Institute, the majority of the land is classified as Grade 2 and Grade 3(1), and is registered for IACS purposes. The fields have traditionally been used for arable farming, but the land is well suited to a variety of enterprises, including potato and vegetable production.

METHOD OF SALE

Forebank Of Canterland is offered for sale as a whole.

FOREBANK OF CANTERLAND

Forebank of Canterland extends to approximately 281.30 acres (113.84 ha), is partially fenced, with access directly off the public road network. The land is principally classified as Grade 2 and Grade 3(1) by the James Hutton Institute.

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Forebank of Canterland is included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS)

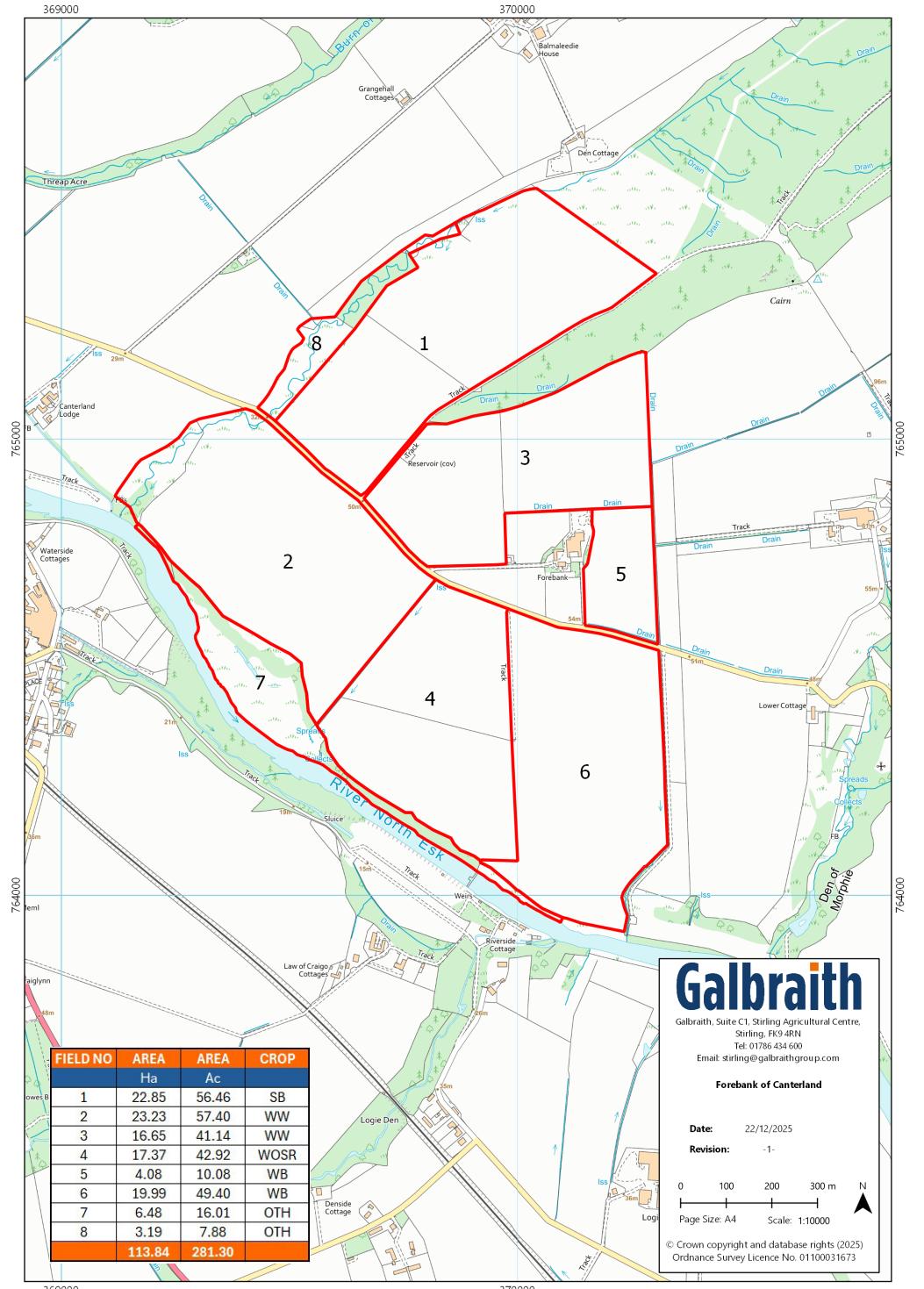
The Basic Payment Entitlements are not included in the sale but will be available for sale by separate negotiation. The payment for the 2026 year will be apportioned between the seller and buyer.

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 Forebank of Canterland 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 A90 heading south out of the city and follow the signs for Laurencekirk.. Approximately 0.5 miles past Laurencekirk on the A90, take the slip road on the left signposted for Montrose and Arbroath. Continue for approximately 3 miles until you reach Marykirk. Take the first left and continue on this road for a further 0.5 miles, and the land at Forebank of Canterland will be on either side of the road.

POST CODE

AB30 1XD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: //rinses.twice.chairing

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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