

Land at Tom Meann

Bridge of Gairn | Ballater

An aerial photograph of a rural landscape. The foreground shows a road curving through green fields. In the middle ground, there is a large forest of trees, some evergreen and some bare. A small pond is visible in one of the fields. In the background, there are rolling hills and mountains, some with patches of snow. The sky is filled with dramatic, cloudy light.

Galbraith

A rare opportunity to acquire diverse land in Royal Deeside, centred around historic ruins of Gairn Castle and set within the Cairngorms National Park.



Ballater 1.2 miles | Aboyne 10.6 miles | Aberdeen 36.7 miles

(All distances are approximate)

24.64 Acres (9.97 Hectares) of grassland

35.26 Acres (14.26 Hectares) of woodland & ponds

Around 59.9 acres (24.23 hectares) in total

Idyllic Royal Deeside location

Set in the Cairngorms National Park

FOR SALE AS A WHOLE

Galbraith

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Situation

Land at Tom Meann is situated just a few miles west of Ballater, in one of Aberdeenshire's most scenic and sought-after locations. The land benefits from direct access off the public road network via the B972 and is offered for sale as a whole, extending to approximately 61.94 acres (25.07 hectares), including the owned access track.

Suitable for a range of uses, including agriculture, equestrian activities, natural capital projects, and forestry, the area benefits from a well-established local supply chain network to support these enterprises.

Description

A rare sanctuary, land at Tom Meann comprises permanent pasture, woodland, and ponds, set within one of Aberdeenshire's most picturesque landscapes in the heart of Royal Deeside.

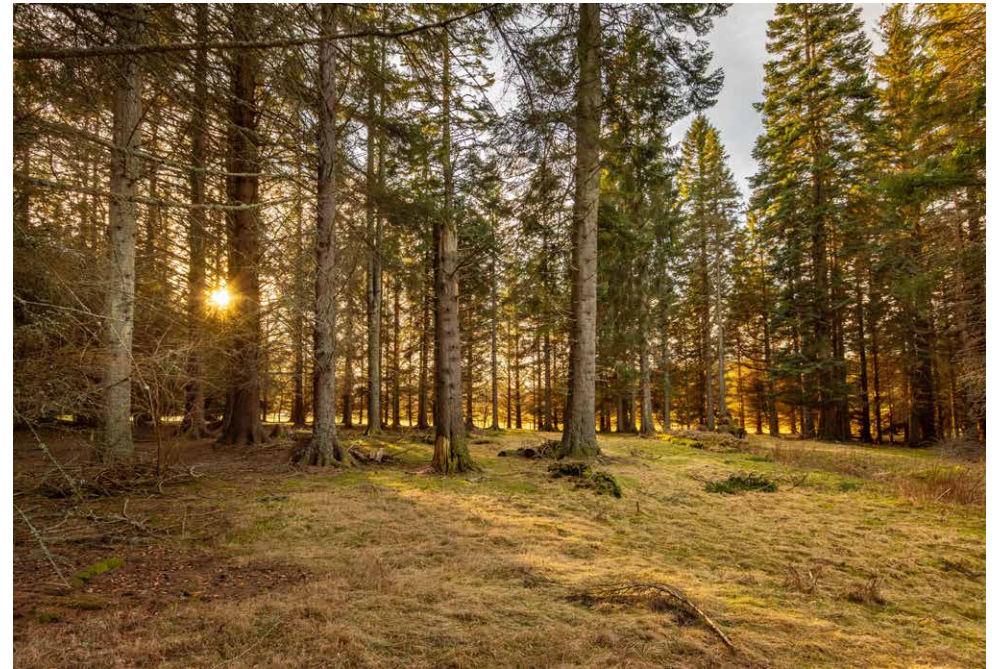
Nestled around one mile north west of Ballater, within the Cairngorms National Park, the land extends to approximately 59.9 acres offering a varied landscape of woodland, open water and grazing. At its centre stands ruins of Gairn Castle (also known as Abergairn Castle), an early 17th-century fortified hunting lodge dating from around 1614 and considered the smallest known castle in Scotland. Mature pine trees are present throughout the land along with native woodland including Birch, Rowan & Hazels.

Tom Meann represents a diverse rural holding in Royal Deeside with notable historical and environmental interest. The land has been used for livestock grazing, in accordance with the requirements of the boundary conservation agreements and is suitable for a range of uses, including agriculture & equestrian activities.

Conservation Agreement

The subjects are affected by a Conservation Agreement with the National Trust for Scotland in order to preserve its character. The purchaser(s) will be held to have satisfied themselves as to the nature of all rights, burdens and others contained in the Conservation Agreement following their solicitors' examination of the title deeds. A copy of the Conservation Agreement is available upon request.

This land holds many areas of significance, for which the National Trust of Scotland, and the current owner, are keen to protect through the Conservation Agreement. A Conservation Agreement ensures the long-term protection of the property's environmental, cultural and landscape value for the benefit of present and future generations.



The archaeological significance of Gairn Castle and all that brings, along with the natural history including the woodland, featuring open ponds and lochans, bogs & rocky outcrops all sit perfectly alongside the open grassland.

Land

The land at Tom Meann extends to approximately 59.9 Acres (24.23 Hectares), comprising around 24.64 acres (9.97 hectares) of grassland and 35.26 acres (14.26 hectares) of woodland and ponds. The land has historically been used for sheep grazing and hay production.

According to The James Hutton Institute, the land is principally classified as Grade 4.2, with a small area of Grade 6.2 located in the north-east point of the forestry fields. The land benefits from a south-facing aspect throughout. The land rises from approximately 225 metres to 300 metres above sea level at its highest point.

It is predominantly enclosed by wire mesh fencing and is accessed directly from the B972 via an internal farm track.

The land can be classified as follows:

Land Type	Acres	Hectares
Permanent Grass	24.64	9.97
Woodland	35.26	14.26
Total	59.9	24.23

Method of Sale

The land at Tom Meann is offered for sale as a whole.

Basic Payment Scheme (BPS)

Basic Payment Entitlements were established on 15 May 2015. There are no Basic Payment Entitlements held by the seller in connection with the land at Tom Meann and Basic Payment Entitlements are not included in the sale.

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. The land currently does not benefit from an agricultural holding number.

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 in the sale.

Deposit

A deposit of 10% of the purchase price shall be paid within seven days of conclusion of Missives. The 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

If travelling from Ballater, continue northwest on the A93 (Braemar Road) for approximately 1.5 miles. You will see a sign for Aberdeen (A93); turn right here onto 'The Pass of Ballater' and continue for approximately 200 metres. On your left, there will be a road signposted for Tom Meann. The land is located on both sides of this road.



Viewing

Interested parties should contact the selling agents, Galbraith, prior to viewing the land to arrange an appointment. Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com.

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).

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.

The subjects are affected by a Conservation Agreement with the National Trust for Scotland in order to preserve its character. The purchaser(s) will be held to have satisfied themselves as to the nature of all rights, burdens and others contained in the Conservation Agreement following their solicitors' examination of the title deeds.

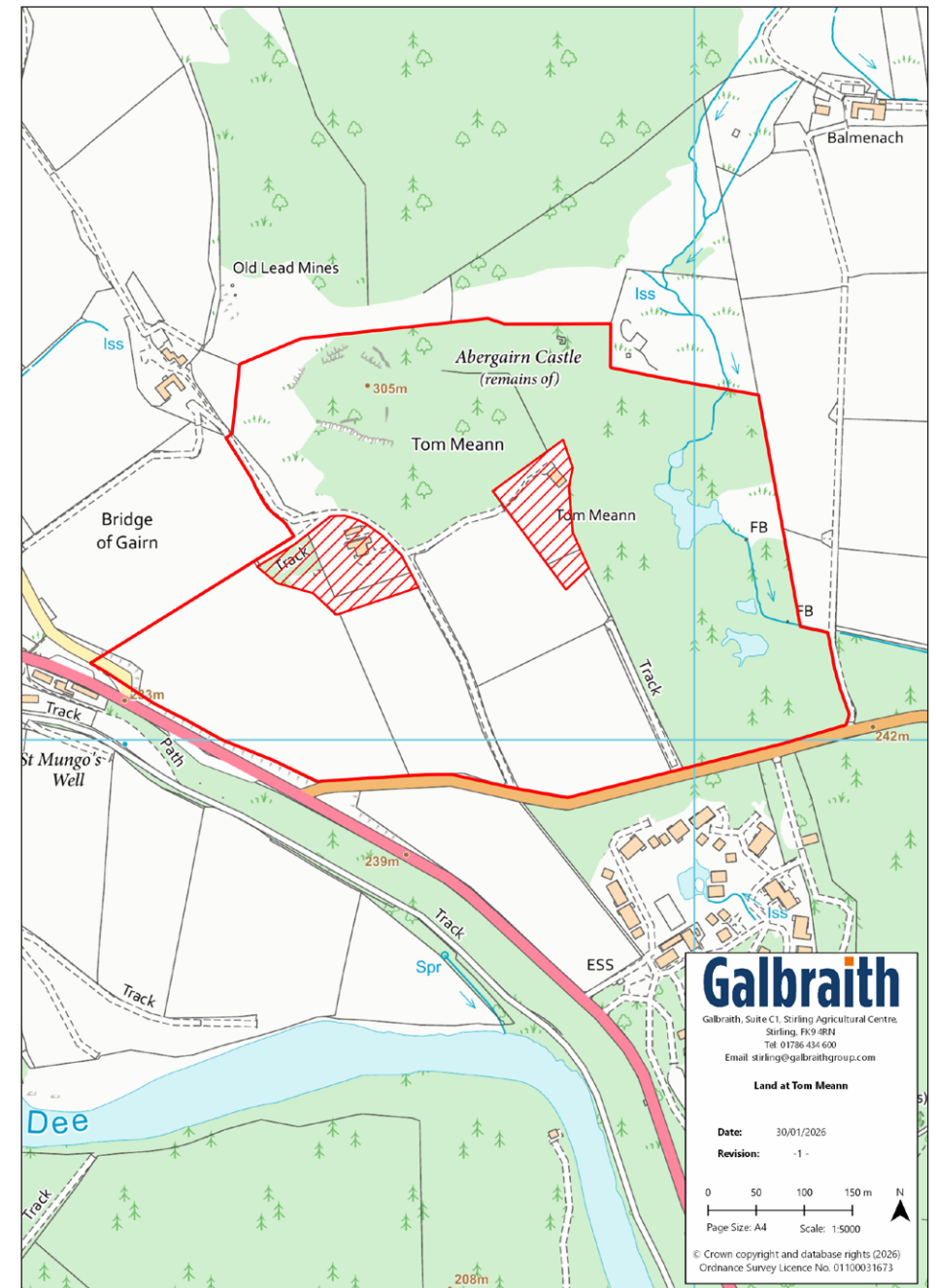
Finance

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. Photographs taken in February 2026

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.



Hatched red areas do not form part of the boundary



Galbraith