

East Nevey Farm

Eassie | Forfar



Galbraith

An outstanding ring-fenced block in the renowned Strathmore Valley



Coupar Angus 8 miles | Dundee 14 miles | Perth 23 miles
(All distances are approximate)

About 509.99 acres (206.39 hectares) or thereby

Grade 2 arable land on the floor of the Strathmore Valley

Traditional Farmhouse at the centre of the farm unit

Substantial farm steading for cattle rearing and grain storage.

An ideal mixed farm unit.

Excellent access via public roads.

FOR SALE AS A WHOLE

Galbraith

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Situation

East Nevay Farm is a mixed productive arable and livestock unit situated in the desirable farming area of Strathmore near the hamlet of Eassie with the larger town of Meigle found approximately 3 miles to the west. The town of Forfar lies approximately 9 miles to the northeast providing a range of daily amenities including shops, supermarkets, local retailers, and garages.

Angus is renowned for its productive and fertile lands capable of producing high yields for an extensive range of crops, the area is well known for its vegetable and potato production. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers which can provide additional farming resources if required, including grain drying, storage and haulage facilities.

East Nevay enjoys a highly desirable location within the county of Angus, providing convenient access to a number of Scotland's leading independent schools. These include The High School of Dundee, Morrison's Academy and Ardvreck in Crieff, Glenalmond to the north of Methven, Strathallan to the south of Perth, and Craigclowan in the centre of Perth.

The Opportunity

East Nevay Farm extends in total to approximately 509.99 acres (206.39 hectares) and sits within a ring-fenced block within the Strathmore Valley. The Farm benefits from a traditional principal farmhouse at the very heart of the unit with attractive ancillary dwellings providing exciting alternative accommodation. The unit benefits from an excellent farm steading suited to support a mixed agricultural unit with a substantial grain shed and cattle housing located within the central steading. The land at East Nevay is a useful mix of arable and permanent pasture offering an excellent mixed farming opportunity.

East Nevay Farmhouse

East Nevay Farmhouse sits at the heart of the unit within a picturesque, rural landscape and comprises a traditional stone dwelling with a part render finish under a slate roof. The farmhouse boasts four well-proportioned bedrooms and offers generous versatile accommodation arranged over two storeys, ideal for modern family living.

Set within well maintained, mature gardens – predominantly laid to lawn – the farmhouse enjoys a private setting.



Cottages

Quarry Cottage and East Nevay Cottage together offer excellent ancillary accommodation, both positioned to the southeast of the farm steading in private settings.

Quarry Cottage, is a substantial stone property with a part-harled exterior, offering generous living space including four bedrooms, a comfortable living room and kitchen. The property enjoys private gardens to the rear of the cottage, offering a secluded outdoor space and further benefits from a single garage located to the west of the property. Quarry Cottage also enjoys panoramic views across the valley.

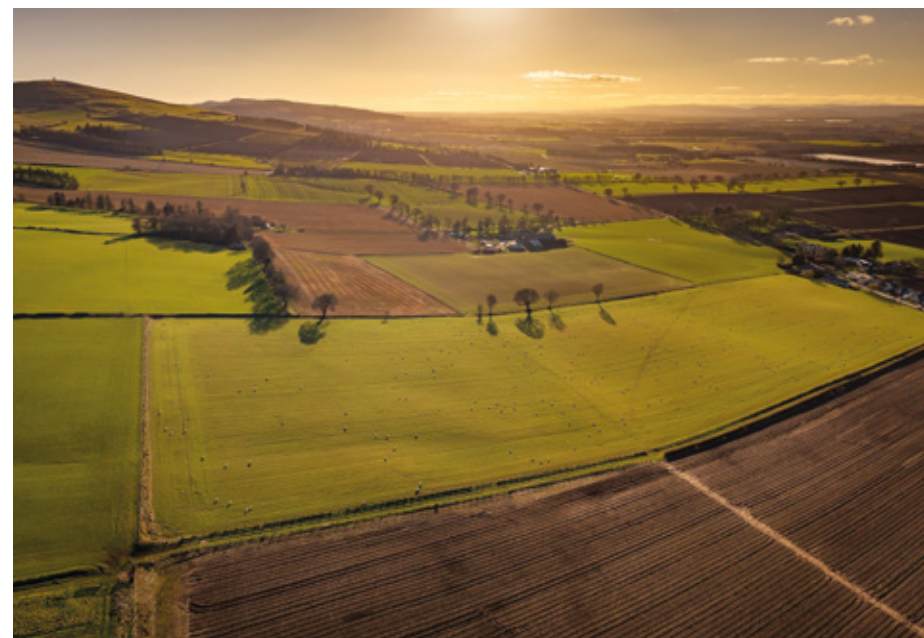
Complementing this, East Nevay Cottage is a characterful single storey residence, featuring three bedrooms and constructed in traditional stone with a rendered finish, offering additional flexible accommodation. The property benefits from charming gardens to the west, predominantly laid to lawn, offering an attractive and easily maintained outdoor space.

Farm Buildings

The Farm benefits from a moderate range of both modern and traditional buildings, thoughtfully designed to support cattle rearing and secure grain storage. This well-equipped infrastructure provides a practical working environment, suited to the demand of a productive agricultural enterprise. Whilst the steading provides excellent potential, the traditional buildings would benefit from a programme of refurbishment offering purchasers an opportunity to upgrade and tailor facilities to suit their own farming requirements. The Grain Store has a 50 kW solar scheme on the roof; a FIT contract is available, expiring in 2039. For more information please contact the selling agents.

Farmland

East Nevay extends to 509.99 acres (206.39 hectares) or thereby. The land is divided into 27 parcels and ascends from the valley floor, 70m, to the top of Balkeerie sitting at 250m above sea level. The James Hutton Institute classifies the land on the valley floor as Grade 2, indicating it is capable of producing a wide range of crops with good yields; as the land ascends the land is graded as being a combination of Grade 3.2 & 4.1 suggesting it is capable of producing some cereal crops but grass will likely dominate the rotation. The James Hutton Institute states the soils at East Nevay are a combination of Humus Iron Podzols on the lower ground with the slopes of Balkeerie comprising of Brown soils. The land has been well maintained with a variety of crops being grown including calabrese and potatoes with consistent yields being produced.



General Remarks & Stipulations

Method of Sale

East Nevay Farm is offered for sale as a whole.

IACS

All the farmland is registered for IACS purposes, and the farm code is 101/0004.

Basic Payment Scheme (BPS) 2026

All of the land marketed for sale is Region 1 and are available for sale by separate negotiation.

Any payments relating to the 2026 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2026 for the remainder of the scheme year.

Environmental Stipulations

The farm sits within the Strathmore and Fife Nitrate Vulnerable Zone

Local Authority

Angus Council, Angus House, Sylvie Way, Orchardbank Business Park, Forfar, DD8 1AN

Scottish Government Rural Payments and Inspections Directorate

SGRIPD Perth: Scottish Government Agriculture and Rural Economy, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX Tel: 0300 2445400.

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.

Ingoing Valuation

The purchaser(s) of East Nevay 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

Heading east from Coupar Angus, take the A94 (Forfar Road) for 5.8 miles, turning right into the junction. Follow this unnamed public road for 1.5 miles before turning left. Follow the road for approximately 1 mile until you come to the black signpost on the right-hand side of the road indicating East Nevay. Follow the driveway, the land for sale will be on either side of the road.

 plod.quicksand.fatter  **Postcode: DD8 1ST**

Solicitors

Shepherd & Wedderburn, 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).

Health & Safety

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

Third Party Rights and Servitudes

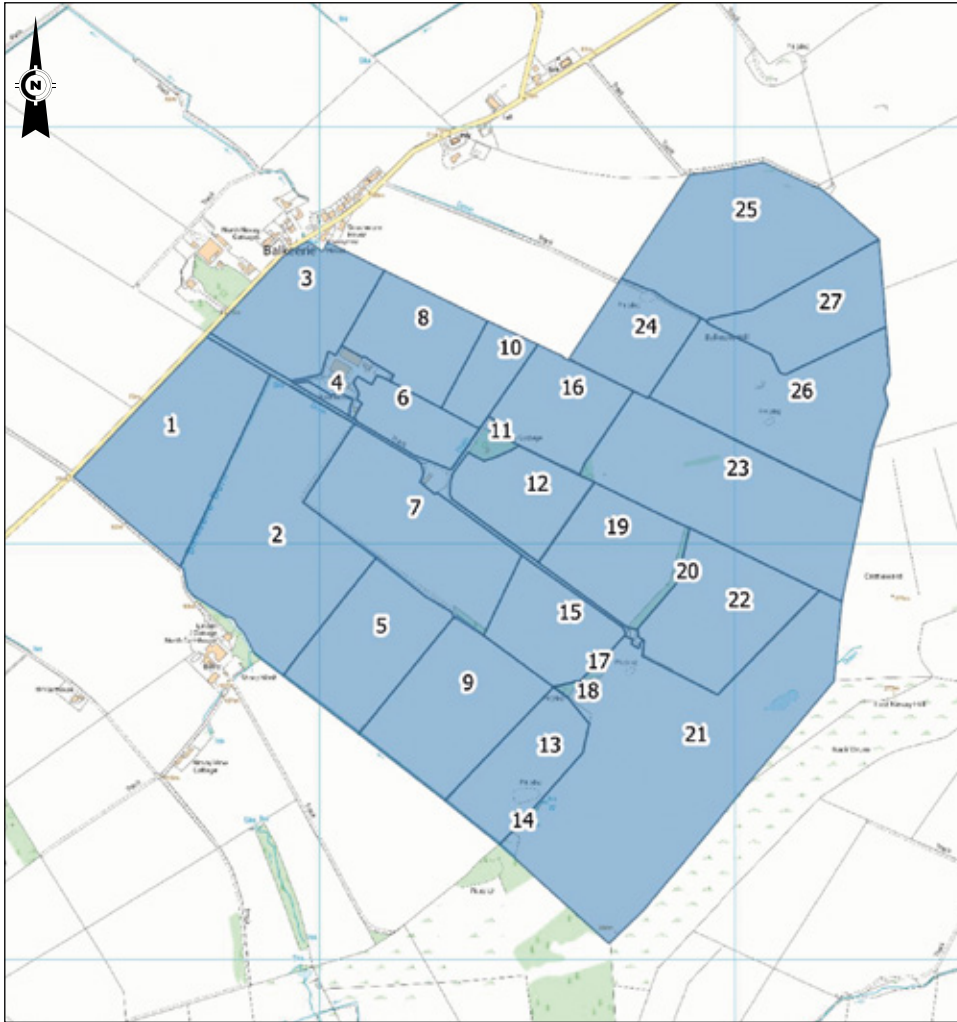
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 Ian Hope or Calum Chalmers in confidence on 01738 451 111 or email Perth@galbraithgroup.com

Field Schedule

East Nevay				Cropping				
LPID	Field Identifier	Area (Ha)	Area (Ac)	2025	2024	2023	2022	2021
NO/32666/44216	1	12.39	30.62	SB/PGRS	WW/PGRS	SB/PGRS	WW/PGRS	WPOT/PGRS
NO/32898/44030	2	17.64	43.59	WW/PGRS	SWS/WPOT/PGRS	PGRS/WRYE	WW/PGRS/WRYE	SB/PGRS
NO/32952/44553	3	8.02	19.82	WPOT	SB	CALA	WW	WRYE
NO/33008/44350	4	0.41	1.01	PGRS	PGRS	PGRS	PGRS	TGRS5
NO/33118/43757	5	8.59	21.23	WW/PGRS	PGRS/TGRS2	PGRS/TGRS1	PGRS/WRYE	WW/PGRS
NO/33224/44290	6	3.57	8.82	SB/UCAA	SB/UCAA	SB/UCAA	SB	SB/RGR
NO/33229/44032	7	11.21	27.70	SB/RGR	SB/RGR	SB/RGR	SB/RGR	SB/RGR
NO/33230/44495	8	6.19	15.30	SB	SB	WW	WPOT	SB
NO/33320/43609	9	10.31	25.48	PGRS/TGRS1	SB/PGRS	SB/PGRS	SB/PGRS	SB/PGRS
NO/33404/44407	10	2.88	7.12	SB	SB	TSF	PGRS	PGRS
Unregistered	11	0.5	1.24	WAF	WAF	WAF	WAF	WAF
NO/33474/44119	12	5.52	13.64	PGRS	PGRS	PGRS	PGRS	TGRS5
NO/33480/43459	13	5.95	14.70	PGRS	PGRS	PGRS/TGRS5	PGRS/TGRS4	PGRS/TGRS3
NO/33486/43325	14	0.23	0.57	PGRS	PGRS	PGRS	PGRS	PGRS
NO/33560/43792	15	5.91	14.60	PGRS	PGRS	PGRS	TGRS5	TGRS4
NO/33576/44321	16	6.07	15.00	PGRS	PGRS	PGRS	PGRS	PGRS
NO/33595/43651	17	0.1	0.25	WAF	WAF	WAF	WAF	WAF
NO/33666/43692	18	0.13	0.32	WAF	WAF	WAF	WAF	WAF
NO/33710/43965	19	6.97	17.22	PGRS	PGRS	PGRS	PGRS	TGRS5
NO/33815/43867	20	0.46	1.14	WAF	WAF	WAF	WAF	WAF
NO/33835/43465	21	29.41	72.67	PGRS	PGRS	PGRS	PGRS	PGRS
NO/33952/43824	22	9.14	22.58	PGRS	PGRS	PGRS	TGRS5	TGRS4
NO/33974/44125	23	15.56	38.45	PGRS	PGRS	PGRS	PGRS	TGRS5
NO/33765/44487	24	4.77	11.79	PGRS	PGRS	PGRS	PGRS	PGRS
NO/34017/44732	25	14.04	34.69	PGRS/TGRS4	PGRS/TGRS3	PGRS/TGRS2	PGRS/TGRS1	PGRS/FALW
NO/34135/44306	26	13.96	34.50	TGRS3	TGRS2	TGRS1	TSF	PGRS
NO/34197/44554	27	6.46	15.96	PGRS	PGRS	PGRS	PGRS	PGRS
TOTAL AREA		206.39	509.99					



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 March 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.



Galbraith