

An aerial photograph of Carlogie Farm in Carnoustie, Angus, Scotland. The central focus is a large, two-story stone house with a dark roof and multiple chimneys, surrounded by a stone wall. To the left of the house is a large, open-sided barn with a corrugated metal roof. Further back, there are more farm buildings and a large, flat-roofed structure. The farm is situated in a lush green landscape with rolling hills and fields. A road runs along the right side of the property, and a body of water is visible in the bottom left corner. The sky is filled with soft, golden light, suggesting late afternoon or early morning.

Galbraith

CARLOGIE FARM
CARNOUSTIE, ANGUS, DD7 6LD



CARLOGIE FARM, CARNOUSTIE, ANGUS, DD7 6LD

An exceptional opportunity to acquire an outstanding Grade 1 farm situated in the Golden Mile.

Carnoustie 1 mile ■ Arbroath 6.5 miles ■ Dundee 12 miles

About 159.48 acres (64.54 ha) or thereby

- Grade 1 land capable of potato, arable, turf and vegetable production.
- One of Scotland's most desirable farming areas.
- Excellent access via public roads.
- Traditional farmhouse with fishery pond and large garden.
- Includes No.1 Cottage and No.2-3 Cottage
- Large successful livery business and arena.

FOR SALE IN 5 LOTS

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket



Carlogie Farmhouse



No.1 Cottage

SITUATION

Carlogie Farm is situated in a highly regarded farming area of Angus, close to the popular coastal town of Carnoustie. The city of Dundee lies approximately 12 miles to the southwest, while the city of Aberdeen is around 60 miles to the north. Carnoustie provides a good range of day-to-day amenities including shops, supermarkets, local retailers, schools and a golf course, with further facilities available in nearby Dundee.

Angus is renowned for its fertile and productive agricultural land, capable of producing consistently high yields across a wide range of crops. The area is particularly well known for arable farming, including cereals, vegetables and potato production. The locality is well served by a strong network of agricultural contractors, merchants and suppliers, offering services such as grain drying, storage and haulage. Livestock sales are readily accessible, with regular markets held at Stirling and Thainstone.

The 'Golden Mile', of which Carlogie forms part, is renowned for being the largest block of Grade 1 and 2 land in Scotland, supporting a diverse range of agricultural enterprises including cereals, potatoes, vegetables, bulbs and soft fruit production. The area is particularly well known for its rich soil types and milder climate due to its location only a few miles inland from the East Coast.

DESCRIPTION

Carlogie Farm extends to 159.48 acres (64.54 ha) or thereby of Grade 1 arable land. The land is currently farmed in grass to support the livery business, with turf, leeks, spring barley and potatoes included in the rotation. The land benefits from excellent access off a series of public roads. The James Hutton Institute states the soil at Carlogie is freely drained Brown earth and humus-iron soils which are regarded as amongst the most fertile in Scotland. Lime has been applied to the fields in 2025 so that the fields are a pH of 6.5.

For further information on soil analysis, potato history, irrigation and water availability, please contact the Galbraith Aberdeen Office on 01224 860710

The land enjoys a southerly aspect descending from 65m to 28m at the southern boundary. The land is partially fenced and benefit from direct access to the public road network.

METHOD OF SALE

Carlogie is offered for sale in five lots.

LOT 1

Carlogie Farmhouse

Carlogie Farmhouse occupies an elevated position within impressive, well-maintained grounds, including a walled garden featuring a large BBQ hut and patio area, ideal for outdoor entertaining. To the front of the south facing property is a former fishing pond, adding to the rural character and setting. A sweeping driveway runs across the front of the house, with ample parking provided to the rear.

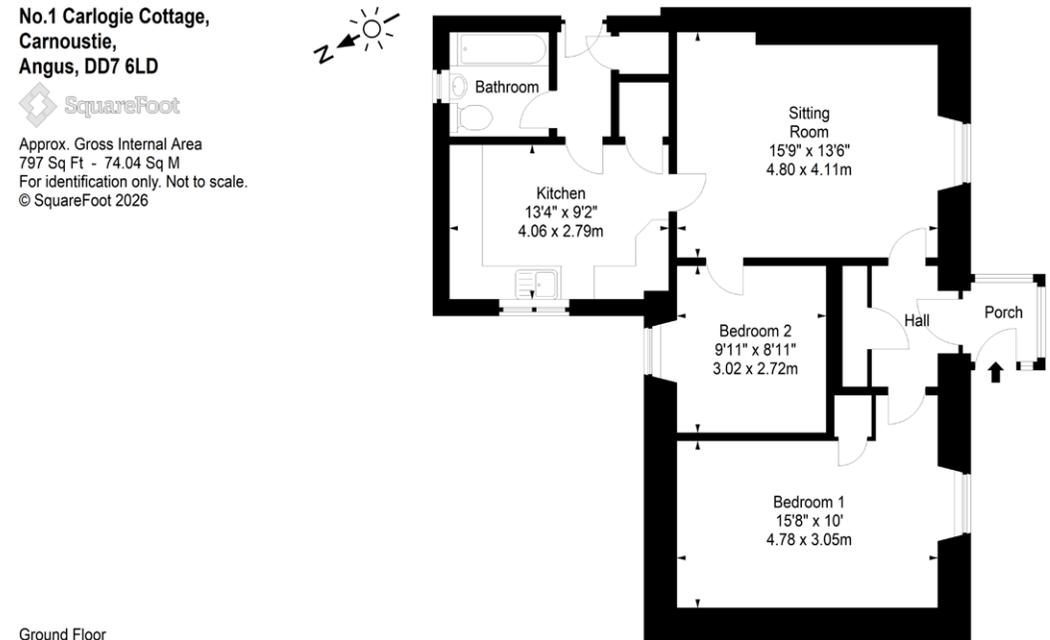
The farmhouse offers generously proportioned accommodation, comprising five double bedrooms, each with its own en-suite bathroom, together with two spacious sitting rooms and a formal dining room, making it well suited to family living or hospitality use.



No.1 Carlogie Cottage, Carnoustie, Angus, DD7 6LD

SquareFoot

Approx. Gross Internal Area 797 Sq Ft - 74.04 Sq M
For identification only. Not to scale.
© SquareFoot 2026



No.1 Cottage

Situated to the west of the farm steading, Carlogie Cottage provides comfortable ancillary accommodation. The cottage comprises two double bedrooms, a kitchen, and a living area, and would be suitable for guest accommodation, staff housing, or rental use.

The farm buildings extend to a range of modern and traditional structures as follows:

General Purpose Shed

Measuring approximately 50.00m x 8.50m, this building is of steel portal frame construction with Yorkshire boarding to one elevation and a brick wall to the opposite side. Currently utilised as part of a livery operation, the shed is fitted with 38 stables and benefits from sliding gable doors.

General Purpose Shed (Former Cattle Shed)

Extending to approximately 32.66m x 63.98m, this substantial steel portal frame building was formerly used as a cattle shed. It comprises a corrugated roof, concrete floor, and a feed passage located to the rear of the building. Concrete panel walls provide separation between this shed and the adjoining straw shed.

Straw Shed

With approximate dimensions of 26.72m x 63.98m, the straw shed is of steel portal frame construction beneath a corrugated roof. The building benefits from a concrete block external wall and a full concrete floor.

Traditional Buildings

Arranged over a combined footprint of approximately 243.85 sq m, these traditional structures are of stone and slate construction with timber trusses. Formerly used as cubicle housing, the buildings are now utilised for general storage.

Electrics Shed

Measuring approximately 10.46m x 13.82m, this detached building is of stone and slate construction with brick walls and a concrete floor.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Carlogie Farmhouse	Mains	Septic tank	Mains	Oil	F	Freehold	E
No.1 Cottage	Mains	Septic tank	Mains	Oil	B	Freehold	E

LAND

LOT 1

The land in Lot 1 extends to around 0.95 hectares (2.35 acres) of two paddocks to the east of the farmhouse and a long stretch of grass adjacent to the lochty burn to the west of the farmhouse.

LOT 2

Lot 2 extends to approximately 24.21 hectares (59.82 acres) of prime arable land, contained within a single parcel situated to the west of the main holding. Access is available via the farm steading directly into the field. A mains water pipeline traverses the land.



LOT 3

Lot 3 extends to approximately 26.98 ha (66.67 acres) of prime arable land, arranged across six parcels. The paddocks surrounding the farm steading are enclosed by stock-proof fencing.

LOT 4

Lot 4 extends to approximately 12.41 hectares (30.67 acres) situated to the north of the farm steading and is bisected by Carlogie Farm Road. The northern portion of the land incorporates an area extending to around 17 acres, providing amenity and environmental interest.

LOT 5

No.2-3 Cottage

Situated to the west of the farm steading along a short track, No.2-3 Cottage could provide comfortable ancillary accommodation.

The cottage comprises four bedrooms, two kitchens, two dining rooms, two living areas, two WCs, and two shower rooms. It offers suitable accommodation for guest use, staff housing, or rental purposes.

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
No.2-3 Cottage	Mains	Septic tank	Mains	Oil	B	Freehold	D

FIELD SCHEDULE

Map No	Lotting	LPID	Ha	Ac	2025	2024	2023	2022	2021	2020	2019
No.12	Lot 1	NO/55678/35841	0.42	1.04	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.15	Lot 1	NO/55745/35960	0.18	0.44	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.7	Lot 3	NO/55571/35874	0.82	2.03	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
Hotel	Lot 4	NO/55887/36156	7.74	19.13	Spring Barley	Ware Potatoes	Winter Wheat	Spring Oats	Turf	Turf	Turf
No.11	Lot 4	NO/55640/36213	1.01	2.50	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.13	Lot 4	NO/55688/36223	0.93	2.30	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.14	Lot 4	NO/55737/36202	1.03	2.55	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.5	Lot 4	NO/55558/36259	0.85	2.10	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
Dam field	Lot 3	NO/55340/35965	9.05	22.36	Spring Barley	Spring Barley	Winter Wheat	Spring Oats	Ware Potatoes	Spring Oats Turf	Turf
No.4	Lot 3	NO/55526/36109	0.82	2.03	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.10	Lot 1	NO/55608/35816	0.35	0.86	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
Big Field	Lot 2	NO/55291/36370	24.21	59.82	Grass Spring Barley	Grass Spring Barley	TGRS SB Ware Potatoes Winter Wheat	TGRS Ware Potatoes Winter Wheat	Spring Oats	Cauliflower	Spring barley Turf
No.9	Lot 4	NO/55601/36233	0.85	2.10	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
No.6	Lot 3	NO/55568/35981	0.75	1.85	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
Top paddock	Lot 3	NO/55573/36071	0.38	0.94	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
Farmhouse/ Paddock	Lot 3	NO/55961/35658	15.15	37.44	Spring Barley Turf	Leeks Turf	Turf	Spring Oats Turf	Spring Oats Turf	Spring Oats Turf Ware Potatoes	Grass Spring Barley Turf
			64.54	159.48							

IACS

All the farmland is registered for IACS purposes and the farm code is 098/0004.

VAT

Lots 3 + 4 will be sold subject to VAT which can be reclaimed in the normal manner.

BASIC PAYMENT SCHEME (BPS) 2026

The Basic Payment Entitlements will be available for sale by separate negotiation.

All payments relating to the 2026 scheme year will be apportioned between the seller and buyer. 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 House, Orchardbank Business Park, Forfar, DD8 1AN

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Perth: Scottish Government Agriculture and Rural Economy, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth
PH1 1RX Tel: 0300 2446822

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 Carlogie 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.

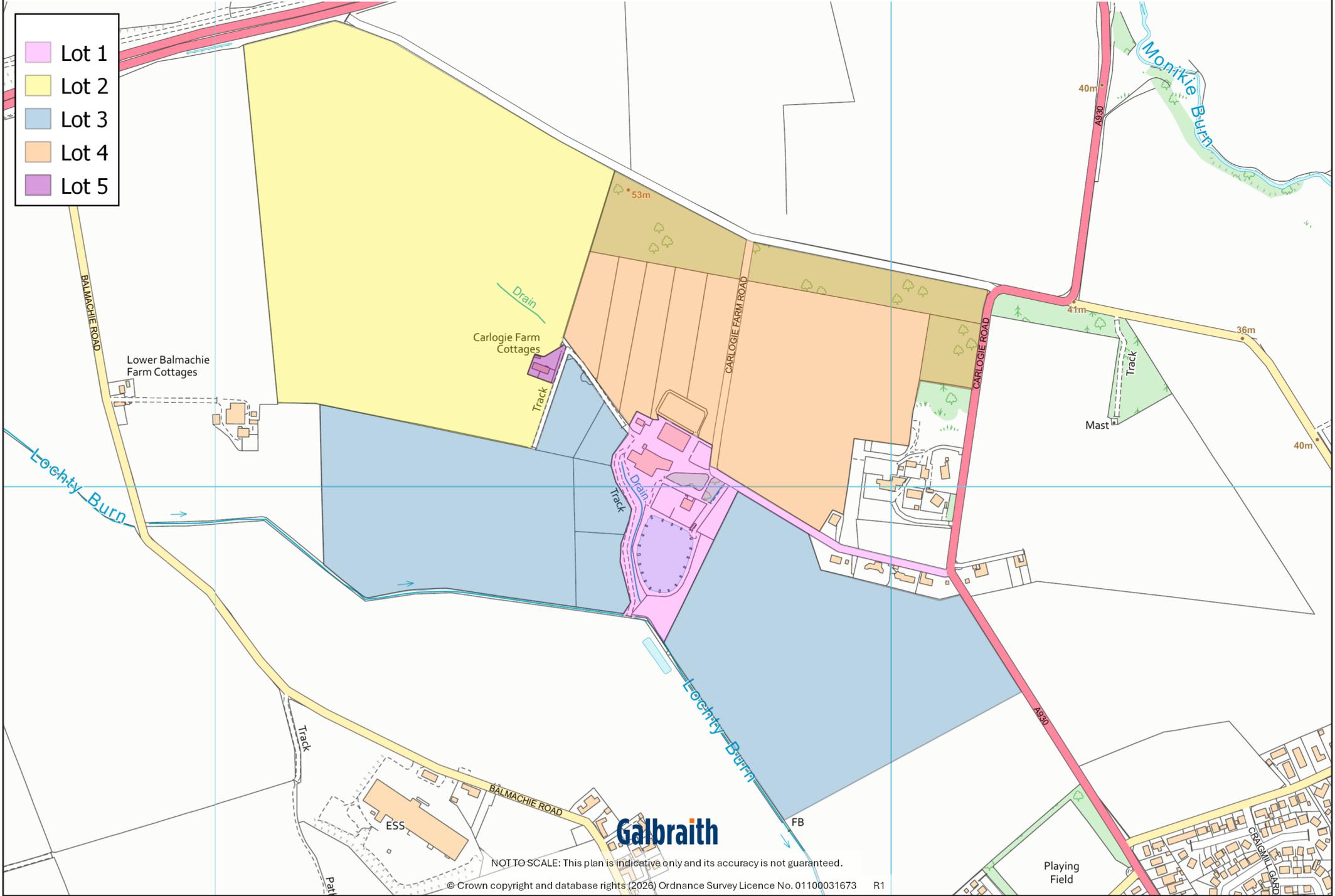
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

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.

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5



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NOT TO SCALE: This plan is indicative only and its accuracy is not guaranteed.

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DIRECTIONS

Heading north-east from Dundee follow Arbroath Road/A92 to Carlogie Road/A930. Take the A930/B9128 Muirdrum exit from Arbroath Road/A92. Turn right onto Carlogie Road/A930 follow the road for less than a mile towards Carnoustie. Arrive at a double bend, follow the right hand bend and turn off to your right on the left hand bend. Carlogie Farm is located a short distance along on the left-hand side, accessed via a farm driveway.

POST CODE

DD7 6LD

WHAT3WORDS

///warp.loopholes.organist

SOLICITORS

Davidson Chalmers Stewart, 12 Hope Street, Edinburgh, EH2 4DB in relation to Lots 3 & 4 & Thorntons, Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ in relation to Lots 1, 2 & 5.

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 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.

AMC PLC 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

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





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