



Land at Mains of Lauriston

St. Cyrus | Montrose | DD10 0DJ

**Galbraith**



## An exceptional opportunity to acquire fertile land in a highly sought-after location.

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St. Cyrus 2 miles | Montrose 8 miles | Aberdeen 35 miles | Dundee 42 miles  
(All distances are approximate)

### **About 187.57 acres (75.91 hectares) or thereby**

Grade 3.1 & 3.2 land capable of potato, arable and vegetable production.

Situated in one of Scotland's most desirable farming areas.

Excellent access via public roads.

Average Spring Barley yield of 8.25t/ha.

Potatoes last grown in 2019.

### **FOR SALE AS A WHOLE**

## Situation

Mains of Lauriston is situated in the desirable farming area of Kincardineshire just 8 miles to the north of the coastal town of Montrose. The city of Aberdeen lies 35 miles to the north and the city of Dundee just 42 miles to the southwest. Montrose provides a range of daily amenities including shops, supermarkets, local retailers, and a garage.

Kincardineshire 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 contractors, merchants and suppliers which can provide additional farming resources if required, including grain drying, storage and haulage facilities. The livestock market at Thainstone Aberdeen, about 50 miles north, has regular sales.

## Description

Mains of Lauriston extends to 187.57 acres (75.91 hectares) or thereby of Grade 3.1 & Grade 3.2 arable land. The land is currently farmed over 6 enclosures and benefits from excellent access off a series of public roads. The predominant land use has been for arable cropping and the rotation has centred round cereal production with potatoes last being grown in 2019. The James Hutton Institute states the soil at Mains of Lauriston is freely drained Brown soils which are regarded as amongst the most fertile in Scotland. For the last 13 years, compost has been applied to the soil prior to the growing of Winter Barley.

### Average Yields at Mains of Lauriston

Crop	2025	2024	2023	2022	2021	2020	Average
WB	8.4 t/ha	6.82 t/ha	7.92 t/ha	9.67 t/ha	9.20 t/ha	7.49 t/ha	8.25 t/ha
SB	8.74 t/ha	8.87 t/ha	8.71 t/ha	8.54 t/ha	7.05 t/ha	7.64 t/ha	8.26 t/ha
WOSR	5.49 t/ha	2.7 t/ha	4.61 t/ha	4.74 t/ha	4.57 t/ha	5.34 t/ha	4.58 t/ha

The Sellers have grown distilling Spring Barley and brewing Winter Barley varieties.

The eastern edge of the subjects comprises a section of the Den of Finella extending to 7.86 acres (3.18 hectares) which offer attractive amenity woodland and pasture along the banks of the burn. The land has been left to naturally regenerate and offers a viable water source for irrigation.



The land enjoys a southerly aspect descending from the farm steading at 100 metres to 65 metres above sea level at the southern boundary. The land sits in a ring-fenced block and benefits from direct access from the private access track; the boundaries are predominantly unfenced.

## Method of Sale

The land at Mains of Lauriston is offered for sale as a whole but consideration would be made if parties are interested in particular Lots of the property.

Map No	LPID	Ha	Ac	Field Schedule						
				2026	2025	2024	2023	2022	2021	2020
1	NO/76387/67238	12.16	30.05	WOSR	WB	WOSR	WB	SB	SB	SB
2	NO/76442/66918	12.34	30.49	WB	WOSR	WB	SB	SB	WOSR	WB
3A				WOSR	WB	SB	SB	WOSR	WB	WOSR
3B				WB	SB	SB	WOSR	WB	WOSR	WB
3C	NO/76868/66611	48.23	119.17	SB	SB	WOSR	WB	WOSR	WB	SB
3D				SB	WOSR	WB	WOSR	WB	SB	SB
4	Den of Fenella	3.18	7.86							
		<b>75.91</b>	<b>187.57</b>							



## General Information

### IACS

All the farmland is registered for IACS purposes and the farm code is 477/0034.

### Basic Payment Scheme (BPS) 2026

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

Any payments relating to the 2026 scheme year will be made available to the Purchaser. 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

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

## Scottish Government Rural Payments And Inspections Directorate

SGRPID Inverurie: Scottish Government Agriculture and Rural Economy, Thainstone Court, Inverurie, AB51 5YA 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.

## Restriction on Use

The seller wishes to restrict building and development on the area hatched black on the sale plan therefore a real burden to this effect will be inserted in the disposition by the seller in favour of the purchaser.

## Ingoing Valuation

The purchaser(s) of Mains of Lauriston 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 north from Montrose, take the A92 passing through St Cyrus. Continue on the A92 for another 2 miles turning left at a crossroads. Follow the B9120 for 0.6 miles until you come to the white signpost on the right hand side of the road indicating Mains of Lauriston. Follow the driveway, the land for sale will be on either side of the road.

 **Postcode: DD10 0DJ**

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## Solicitors

Ledingham Chalmers, Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA

## 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

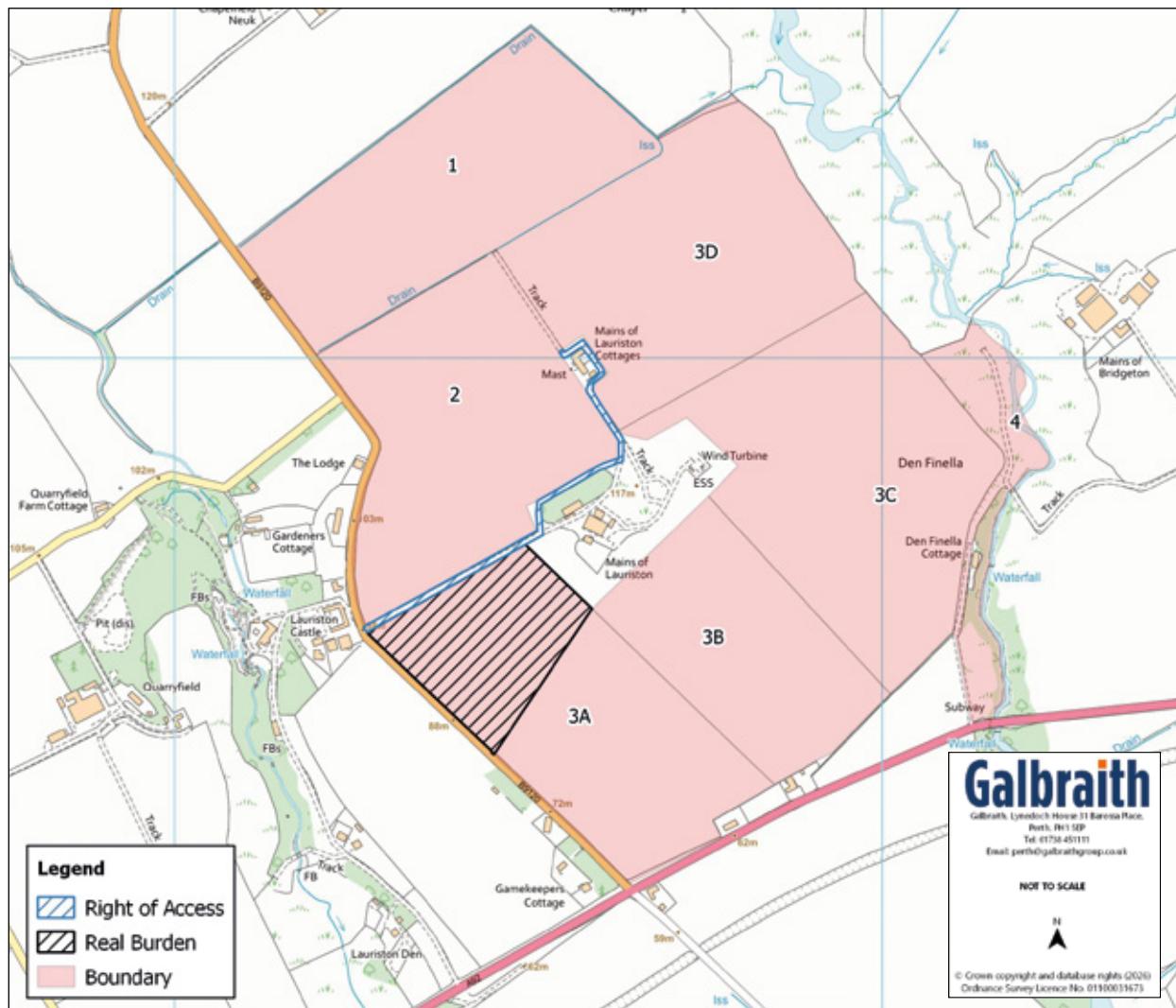
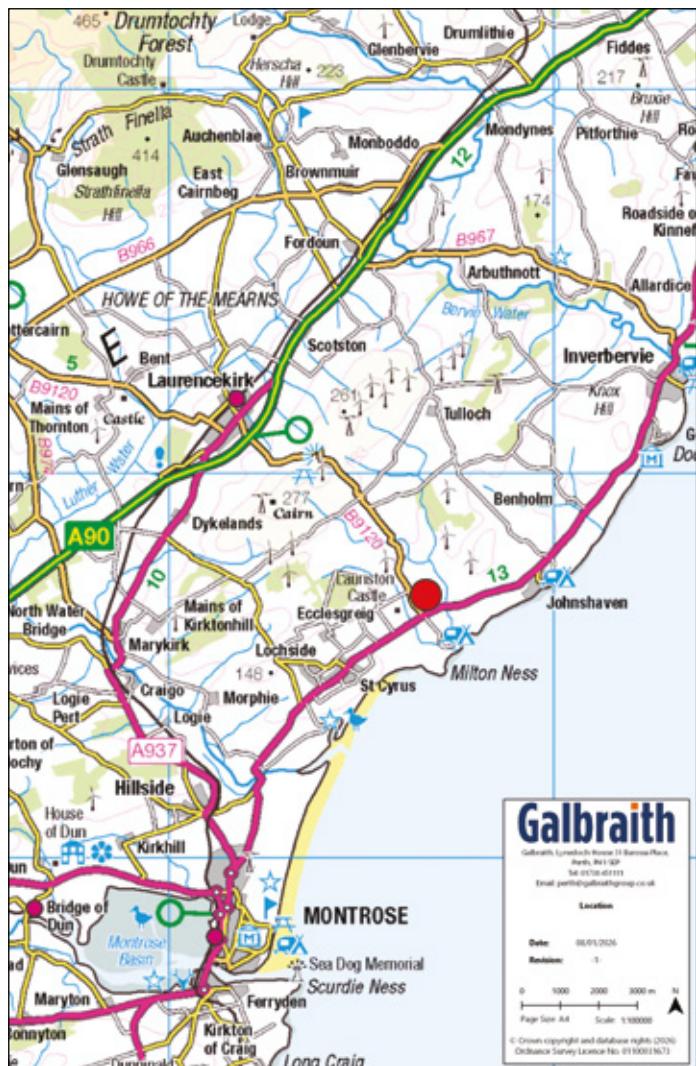
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to farm land and water courses.

## 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. The Seller shall retain the access road hatched blue on the sale plan and the seller shall grant to the purchaser a servitude right of access for agricultural use.

## 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 November 2025.



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**Galbraith**