

LAND AT PITTENGARDNER

FORDOUN, LAURENCEKIRK, AB30 1SD

LAND AT PITTENGARDNER, FORDOUN, LAURENCEKIRK, AB30 1SD

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

Laurencekirk 4.8 miles ■ Aberdeen 27 miles.

- Lot 1: 83.89 Acres (33.95 Hectares)
- Lot 2: 164.30 Acres (66.49 Hectares)

Lot 1: £700,000

Lot 2: £1,500,000

As a whole: £2,200,000

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com



LOCATION

Land at Pittengardner is situated 5.8 miles north of Laurencekirk, and 35.5 miles south of Aberdeen, in the former county of Kincardineshire. The land is located in a much sought-after area and benefits a direct access onto the public road network.

VIEWING

Strictly by appointment with the sole selling agents – Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN. Tel: 01224 860710. Fax: 01224 869023. Email: aberdeen@galbraithgroup.com

DIRECTIONS

From Laurencekirk, follow the A90 northbound towards Aberdeen for approximately 4 miles. Take the exit for Fordoun onto Springbank Road. After 0.3 miles, take the second left, signposted for Auchenblae. Follow the road, cross over a bridge, and continue for 0.8 miles. Your destination, in the AB30 1SD postcode area, will be on both your left and right.

POST CODE

AB30 1SD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: /// ///oldest.rhino.abode

SITUATION

The Land at Pittengardner is situated in a sought-after area in the former county of Kincardineshire and benefits from access directly off the public road network. The land extends to 248.19 Ac (100.44 Ha).

The land is surrounded primarily by agricultural land, sitting approximately 60-75 meters above sea level.

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

The Land at Pittengardner comprises two blocks of agricultural land extending to 248.19 Acres (100.44 Hectares), offering an opportunity for various uses. According to the James Hutton Institute the majority of the land is classified as Grade 2 with some 3(1) and is registered for IACS purposes. The fields have traditionally been used for arable farming but is well-suited for a range of purposes, including potato and vegetable production

GENERAL INFORMATION

LOCAL AUTHORITY

Aberdeenshire Council, Viewmount, Arduthie Rd, Stonehaven AB39 2DQ. Telephone 0345 608 1208.

RURAL PAYMENTS AND INSPECTION DIRECTORATE (SGRPID)

Thainstone Court, Inverurie, AB51 5YA, Tel: 0300 244 6822.

BASIC PAYMENT SCHEME (BPS)

The majority of the land is eligible for claiming the 2025 Basic Payments. The BPS entitlements have been established by the seller but are not included in the sale of the land. The buyer will take over and pay for at the valuation the basic payment Scheme entitlements established on the land for sale. All payments relating to the 2025 year will be retained by the seller. the buyer will be responsible upon the occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in good agricultural and environmental condition as laid down under the cross-compliance rules of the Basic Payment Scheme 2025 for the rest of the scheme year.

METHOD OF SALE

For Sale as a Whole or in 2 Lots.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of the completion of Missives. The deposit will be non-refundable in the event of the purchaser(s) failing to pay the purchase price or failing to complete for reasons not attributable to the seller of the seller's agents.

HEALTH & SAFETY

The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection.

MORTGAGE FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, facilitate and reschedule debt, and to provide working capital for diverse creation, and improving on erected farm buildings. For further details and to discuss any proposals in connection please contact Alistair Christie on 0800 3899448. Email: alistair.christie@galbraithgroup.com

CLOSING DATE

A closing date may be fixed. Prospective purchasers who have noted 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.

OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SN.

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.

THIRD PARTY RIGHTS AND SERVITUDES

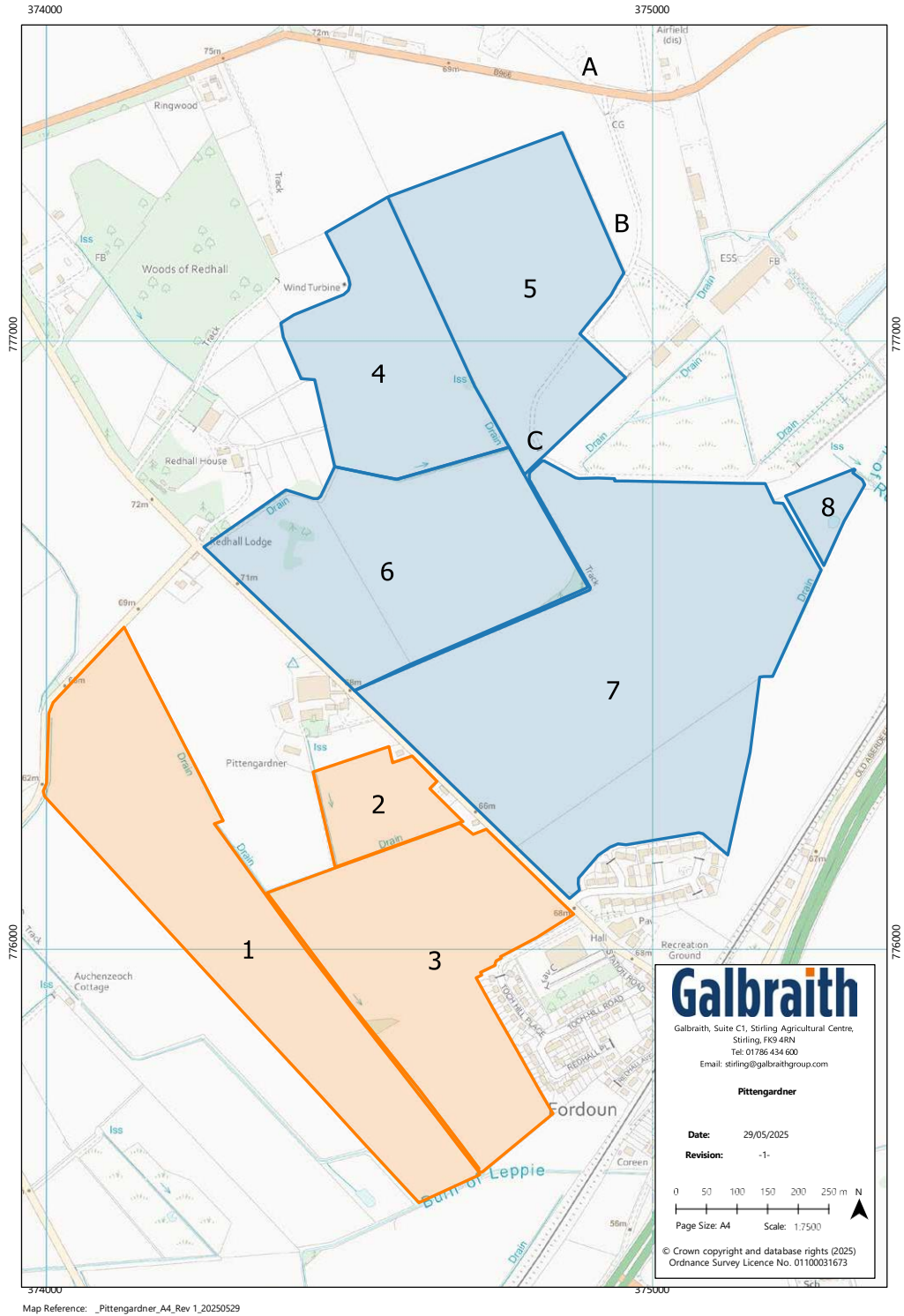
The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves, and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. High-pressure gas pipelines cross fields 1, 4, 5, 6, and 1, 3, 7. A surface water drain traverses fields 7 and 8 to the suds in field 8, with a separate water drain traversing field 3.

ACCESS

Access to the land is directly off the public road network. A separate access exists, shown as A/B on the sales plan. A third party enjoys a right of access as shown B/C on the sales plan.

SERVICES

The land is served by a mains water supply.



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 May 2025.

LOT NO	FIELD NO	AREA	AREA	Crop
		Ha	Ac	2025
1	1	17.05	42.13	Peas/Grass
	2	2.92	7.22	Grass
2	3	13.98	34.54	Potatoes
	4	9.27	22.91	S barley
	5	12.59	31.11	S Barley
	6	14.25	35.21	W Wheat
	7	29.43	72.72	S Barley
	8	0.95	2.35	OTH

Summary		
Lot	Area (Ha)	Area (Ac)
1	33.95	83.89
2	66.49	164.30
Total	100.44	248.19





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