

Glasterlaw Glebe

Arbroath, Angus, DD11 4TY

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Arbroath, Angus, DD11 4TY

Offers Over £30,000

Property Description

Glasterlaw Glebe comprises an attractive block of productive agricultural land extending to approximately 1.56 hectares (3.85 acres). The land is predominantly level and lies at around 60 metres above sea level, benefiting from good natural drainage and offering excellent conditions for efficient cultivation.

The land is principally classified as Grade 3.1 under the Land Capability for Agriculture classification, indicating good-quality arable land. It is currently farmed as part of a wider cereal rotation and has most recently been cropped with wheat and barley.

Access is taken directly from an unclassified public road connecting to the A933, conveniently situated between Friockheim and Brechin.

Boundary fencing is currently limited, reflecting the land's existing arable use. However, subject to the installation of appropriate stock fencing, the property may also offer potential for a smallholding, equestrian use, or other amenity and lifestyle purposes, subject to the necessary consents where applicable.

The missives of sale will be subject to the purchaser(s) granting a new standard security in favour of the current Sellers to clawback 20% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the holding being obtained subsequent to the date of entry for a period of 20 years.







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Plans

Land extending to approximately
1.56 hectares (3.85 acres)



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Details

Local Authority
Angus Council

Tenure
Freehold

Services & Additional Information

INGOING VALUATION
There will be no ingoing valuation. The land will be left fallow for the incoming occupier.

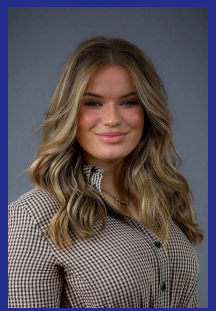
BASIC PAYMENT SCHEME
There are no Basic Payment Entitlements included as part of the sale.

SPORTING RIGHTS
Insofar as these rights form part of the property title, they are included within the sale.

MINERAL RIGHTS & TIMBER
The mineral rights are included in the sale. All standing and falling timber is included in the sale.

Enquire

Bell Ingram



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Tax Calculator

Free Market Appraisal

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Viewing strictly by appointment

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