



Benholm Glebe

Benholm, Montrose, Aberdeenshire, DD10 0HT

bellingram.co.uk



**Bell
Ingram**



Benholm, Montrose, Aberdeenshire, DD10 0HT

Offers Over £40,000

Property Description

DESCRIPTION

Benholm Glebe presents an excellent opportunity to acquire a block of approximately 4.62 acres (1.87 ha) of Grade 3.1 agricultural land in an attractive rural setting in Benholm, south Aberdeenshire.

Enjoying a south facing aspect, the land is lying between 60–65 metres above sea level, currently forming part of an arable rotation, which is suited to a range of alternative cropping.

With its accessible size, land classification, and appealing location, Benholm Glebe is ideal for farmers seeking additional acreage, new entrants looking for a manageable parcel, or lifestyle buyers interested in a versatile block of land in the countryside.

CLAWBACK

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.



Plans

Land extending to approximately
4.62 acres (1.87 hectares)



Details

Local Authority

SGRPID - Aberdeen

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.

BOUNDARY

The land is currently farmed as part of a larger field therefore, new boundary fencing will be required to the north of the field at the point of sale.

Enquire



John Kennedy

Forfar

01307462516

john.kennedy@bellingham.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: January 2026

Property Ref: FRF260001

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Benholm, Montrose, Aberdeenshire, DD10 0HT

Offers Over £40,000