

EASTER KINNEAR FARM

BY NEWPORT-ON-TAY, FIFE, SCOTLAND



Galbraith



EASTER KINNEAR FARM BY NEWPORT-ON-TAY, FIFE, SCOTLAND

Dundee 6 miles Cupar 7 miles St Andrews 11 miles Perth 25 miles Edinburgh 50 miles Glasgow 69 miles

**RARE OPPORTUNITY TO PURCHASE A PRODUCTIVE AND EASILY ACCESSIBLE MIXED FARM,
OF SCALE, IN A POPULAR FARMING AREA OF SCOTLAND**

About 617.26 acres (249.79 ha)

Traditional Farmhouse - 3 reception rooms, 5 bedrooms, set within a walled garden, orchard and paddocks.

Practical range of farm buildings and livestock handling facilities.

347.26 acres (140.53 ha) arable.

259.80 acres (105.40 ha) permanent pasture.

Potential for private or commercial equestrian use.

Highly sought after and commutable location.

EPC = F

FOR SALE AS A WHOLE

Galbraith

Lynedoch House
Barossa Place
Perth
PH1 5EP
01738 451111
perth@galbraithgroup.com



SITUATION

Easter Kinnear Farm lies within a highly productive and accessible part of north east Fife, adjacent to the A92 and within 1½ hours' drive of all four of Scotland's largest cities.

The county town of Cupar, which offers primary and secondary schooling, health centre, supermarkets and other retailers, lies about 7 miles to the south. Cupar also has a railway station on the main East Coast line, together with further stations at Leuchars (5 miles) and Dundee (6 miles).

Situated 6 miles to the north east, across the Tay Bridge, is the City of Dundee with private schooling, two universities, the V&A museum and botanic gardens and both main line railway station and airport, providing daily flights to London.

The famous and historic university town of St Andrews lies about 10 miles to the east with numerous golf courses, including the world-renowned Old Course, the West Sands beach and excellent range of retail and hospitality offerings, together with private schooling options.

The capital city of Edinburgh can be reached in just over an hour's car journey, with its wide array of shopping opportunities, galleries, museums and restaurants. Home to the world famous Edinburgh Festival Fringe, the city has numerous theatre and concert hall venues. Its international airport reaches destinations throughout Europe and North America.

Scotland's largest city Glasgow can be reached within 1½ hours' drive and competes with the capital with its own distinct heritage, attractions and international travel links.

AGRICULTURAL

Fife is renowned for its productive and fertile lands capable of producing high yields of an extensive range of crops and the area is well suited to both arable cropping and livestock units.

The local area is served by a wide variety of agricultural contractors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. The livestock markets at Stirling, some 60 miles south west, have regular sales.

Local and national agricultural shows in Perth, Fife and at the Royal Highland Show in Edinburgh showcase the region's agricultural prowess and organisations such as Scottish Land and Estates and Scotland's Rural College support farming practice and innovation.

RECREATION

Fife has a wide range of recreational activities within easy reach of Easter Kinnear Farm. Situated between Leuchars and Tayport is the Tentsmuir Forest National Nature Reserve offering walking and cycling trails, with Kinshaldy beach found on the east coast.

Away from St Andrews golfers can enjoy championship golf events and courses at Gleneagles Hotel and the Carnoustie Golf Links, both within an hour's drive. Motorsport enthusiasts will find Scotland's National Motor Sport Centre at Knockhill in Fife.

Walkers can explore the Lomond Hills Regional Park by Falkland or navigate the Fife Coastal Path, whilst the Angus Glens to the north of Dundee provide some more challenging hiking routes.

Further north lies the Cairngorm National Park, the UK's largest National Park, extending to some 4,500 sq km with 5 of the UK's 6 highest mountains, 43 munros and 9 nature reserves. Starting from Highland Perthshire to up beyond Grantown-on-Spey and Aviemore it is an area of unspoilt countryside offering a superb range of outdoor pursuits, as well as opportunities to observe native wildlife. The ski centres of Glenshee and Cairngorm Mountain are both located within the National Park.

EQUESTRIAN

The local area has a thriving and very active equestrian sector and is well served by specialist equine veterinary and other support services.

Easter Kinnear Farm is centrally located within a 15-30-minute drive of several major equestrian competition and training centres, including Highfield Equestrian at Howe (12 miles), Lindores Equestrian at Newburgh (12 miles) and Netherton Equestrian near Perth (18 miles).

Fife and Glenrothes Riding Clubs and Pony Clubs are within similarly easy travelling distance. Slightly further afield, the Scottish National Equestrian Centre, Strathearn Eventing, the Royal Highland Show at Ingliston and three British Eventing venues (Forgandenny, Kirriemuir and Hopetoun) are all within an hour's drive for those interested in training and competing at the higher levels.



DESCRIPTION

Easter Kinnear Farm is an extensive and productive mixed arable and stock unit extending to about 617.26 acres (249.79 ha). The farm was last purchased in 1911 with the lands of Wester Kinnear added to Easter Kinnear Farm in 2004.

Easter Kinnear Farm comprises two principal ring fenced blocks of farmland separated by the A92 road and centred on an attractive period farmhouse with a good range of agricultural buildings and a yard. The land is in good heart, made up of free draining brown soils, with the fields of a good workable size, all principally enjoying a southerly aspect and benefiting from good access.

METHOD OF SALE

Easter Kinnear Farm is offered for sale as a whole.

Easter Kinnear Farmhouse

Easter Kinnear Farmhouse is an attractive, traditional farmhouse of stone and painted exterior under a slated roof with crow step gables. Enjoying a southerly aspect, Easter Kinnear Farmhouse sits at the heart of the farm and lies immediately to the south of the farm buildings, with an extensive gravelled parking area to the east flanked by a raised lawn with woodland.

An established and mature garden lies principally to the west with well stocked herbaceous borders and a delightful small walled garden laid to lawn with an orchard.

The farmhouse has double glazed windows and provides well-proportioned and bright rooms with period features including panelled doors, attractive wooden staircase and cornicing and complimented by attractive outlooks over the garden and surrounding countryside. The accommodation, over two floors, comprises:

Ground Floor: Vestibule. Hall. Drawing Room. Dining Room. Family Room. Kitchen. Boot Room. Cloakroom. Store.

First Floor: Five Bedrooms. Family Bathroom.

Attached to the south side of the farmhouse is a range of traditional stone built and part painted outbuildings under a slate and pantile roof and currently providing useful storage and garaging. Subject to obtaining the necessary consents these outbuildings could be developed and partly or fully incorporated into the farmhouse to form further accommodation.





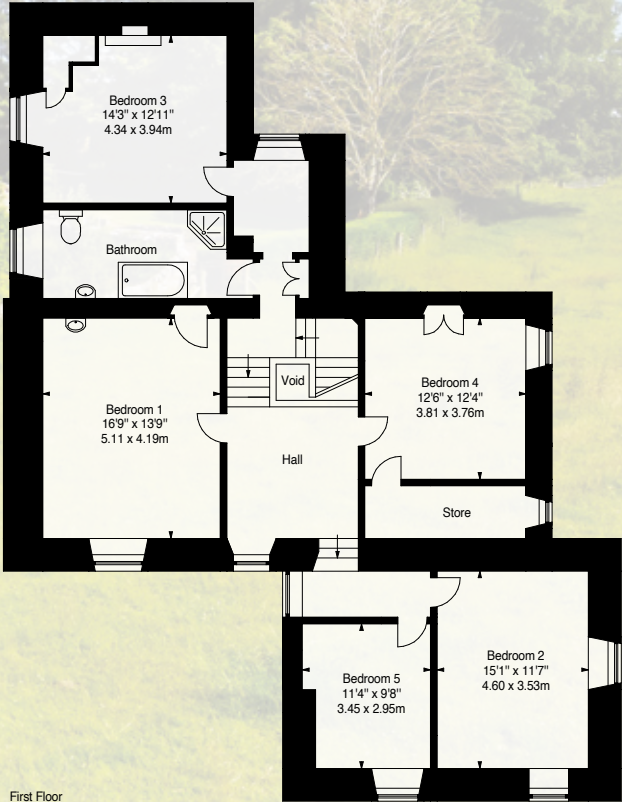
EASTER KINNEAR FARMHOUSE

Approx. Gross Internal Area
4017 Sq Ft - 373.18 Sq M
(Including Double Garage & Byre)

For identification only. Not to scale.



Ground Floor



First Floor



Easter Kinnear Farm Buildings

Easter Kinnear Farm has a good range of farm buildings lying immediately to the north of the farmhouse. The buildings are accessed via the main farm track leading directly off the A92 with a yard area adjacent. The farm buildings benefit from mains electricity connections and a private water supply.

The farm buildings comprise:

- General Purpose Shed with a steel frame, concrete floor, lined railway sleeper walls with cement fibre roof and cladding sheets.
- Lean-to to the south of the general purpose building with four bay steel frame with concrete floor and cement fibre roof sheets and cladding walls.
- Cattle court with steel frame, earth floor, lined railway sleeper walls and raised concrete side feed passage.
- Straw shed with steel frame, part earth/part concrete floor and fibre cement roof and cladding sheets
- Wood shed, brick built, with mono-pitch roof with cement fibre roof sheets and open fronted.
- Traditional Outbuilding of stone construction under a slate roof providing 3 store rooms.

There are livestock handling facilities with a covered cattle crush in the field to the south east of the steading. There is also a pole barn to the north east of the farm buildings.

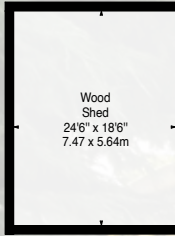
There is a range of former traditional outbuildings, which are now in a poor and dilapidated state, lying to the east of the farmhouse and south of the farm buildings. Subject to obtaining the necessary consents they offer potential for development.



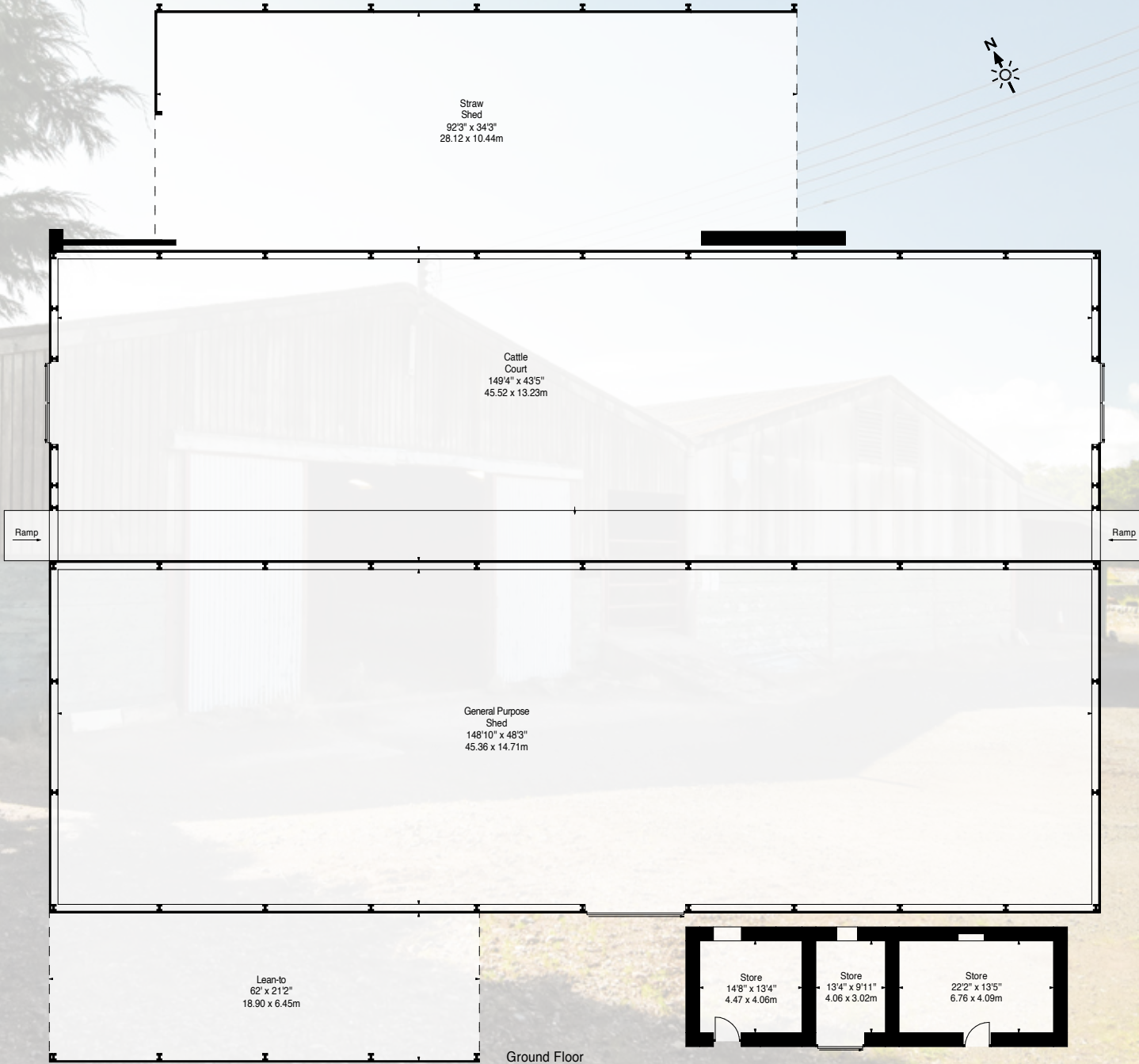
EASTER KINNEAR FARM BUILDINGS

Approx. Gross Internal Area
19725 Sq Ft - 1832.45 Sq M

For identification only. Not to scale.



Ground Floor



Ground Floor

The Land

Easter Kinneir Farm, extending to about 617.26 acres (249.79 ha) in total, rises from about 15 metres above sea level by the Motray Burn up to about 144 metres above sea level at the top of Newton Hill. The land is in good heart with the farming policy allowing for a rotation of a range of crops including spring barley, winter wheat, winter rye, potatoes and vegetables, together with a number of fields down to permanent pasture.

The land is in two principal blocks lying either side of the A92 road. To the south is the land surrounding both the farmhouse and agricultural sheds, extending in total to about 247.26 acres (100.06 ha) in total. This ground is principally classified as Grade 3:2 by the James Hutton Institute with the land lying to the west classified Grade 2. It is a combination of both level and gently sloping south facing ground and is principally arable with some grazing ground flanking the Motray Burn. There is a woodland block to the east.

The land lying to the north of the A92 extends to about 370 acres (149.74 ha) benefitting from a principally southerly aspect. This block of land is made up of both arable and permanent pasture fields. It is classified Grade 3.1, 3.2, 4.1 and 5.2 by the James Hutton Institute and is principally accessed by a gated access leading directly off the A92 with a farm track running through.



IACS

All the farmland is registered for IACS purposes and the farm code is 78/388/0002.

NITRATE VULNERABLE ZONE (NVZ)

The land at Easter Kinnear Farm falls within the Strathmore and Fife Nitrate Vulnerable Zone (NVZ).

BASIC PAYMENT SCHEME (BPS) 2023

The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2023 scheme year will be retained by the Seller. 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) 2023 for the remainder of the scheme year.

HISTORIC SCOTLAND

There are three areas listed as Scheduled Monuments on the farm. Further details are available from the selling agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE (EPC)

Water	Private
Drainage	Private
Electricity	Mains
Heating	Oil
Council Tax	Band G
EPC	Band F

LOCAL AUTHORITY

Fife Council, St Catherine Street, Cupar KY15 4HH
T: 0345 155 5555

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth PH1 1RX. Tel: 01738 602000

MINERALS

The mineral rights are included in the sale in so far as is owned by the seller.

TIMBER

All fallen and standing timber is included in the sale 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.

FIXTURES AND FITTINGS

All fixtures and fittings within Easter Kinnear Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Easter Kinnear Farm 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.

VIEWING

Strictly by appointment with the Selling Agents.

DIRECTIONS

From Cupar take the A913 headed for Perth. After 3.5 miles turn right at the junction onto the A92. Follow the A92 for 6.5 miles and Easter Kinnear Farm is on the right hand side.

POST CODE

DD6 8RH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///redefined.growth.reunion](https://www.what3words.com/redefined.growth.reunion)

SOLICITORS

Lindsay's, Caledonian Exchange, 19a Canning Street, Edinburgh EH3 8HE

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 upon 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 the farm buildings, 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 owner of Shepherd Cottage, lying just off the principal farm track leading from the public road to the farmhouse, have a pedestrian and vehicular access rights over the track to Shepherds Cottage with corresponding rights for maintenance. The owner of the small wood to the west of the farmhouse has a pedestrian right of access over the farm track and across a delineated route in the small paddock. Easter Kinnear Farm has a Deed of Condition in place with Sandford Hotel restricting access along the road at Sandford House to the top field to pedestrian and vehicular for agricultural purposes but not including heavy agricultural machinery. Further details available from the Selling Agent.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist in securing finance loans 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. For further details and to discuss any proposals in confidence please contact Ian Hope in our Galbraith Perth office on 01738 451111 Email: ian.hope@galbraithgroup.com.

CROPPING SCHEDULE

Field No.	Ha	Ac	2023	2022	2021	2020	2019
1	3.02	7.46	PGRS	PGRS	PGRS	PGRS	PGRS
2	4.95	12.23	PGRS	PGRS	PGRS	PGRS	PGRS
3	5.85	14.46	PGRS	PGRS	PGRS	PGRS	PGRS
4	10.61	26.22	PGRS	PGRS	PGRS	PGRS	PGRS
5	2.24	5.54	PGRS	PGRS	PGRS	PGRS	PGRS
6	12.29	30.37	WRYE	WRYE	WRYE	WRYE	WRYE
7	7.62	18.83	PGRS	PGRS	PGRS	PGRS	PGRS
8	28.46	70.32	PGRS	PGRS	PGRS	PGRS	PGRS
9	1.15	2.84	PGRS	PGRS	PGRS	PGRS	PGRS
10	10.43	25.77	SB	SB	SB	SB	WW
11	18.04	44.58	WW/WPOT	SB/WPOT	SB	SB	SB/WW
12	12.61	31.16	FALW	SB	WB	SB	SB
13	9.40	23.23	PGRS	PGRS	PGRS	PGRS	PGRS
14	8.61	21.28	WW	WPOT	SB	SB	FALW
15	0.52	1.28	WAF	WAF	WAF	WAF	WAF
16	14.83	36.64	SB	SB	WW	WPOT	SB
17	1.97	4.87	PGRS	PGRS	PGRS	PGRS	PGRS
18	1.13	2.79	PGRS	PGRS	PGRS	PGRS	PGRS
19	4.71	11.64	PGRS	PGRS	PGRS	PGRS	PGRS
20	13.19	32.59	WW	CAUL	SB	WW	WPOT
21	7.46	18.43	PGRS	PGRS	PGRS	PGRS	PGRS
22	11.14	27.53	SB	WB	WW	CALA	SB
23	1.92	4.74	PGRS	PGRS	PGRS	PGRS	PGRS
24	5.32	13.15	CALA	WW	WPOT	SB	SB
25	5.01	12.38	WB	WRYE	WRYE	WW	CALA
26	12.52	30.94	SB	WW	CALA	WB	WB
27	6.59	16.28	PGRS	PGRS	PGRS	PGRS	PGRS
28	8.09	19.99	CALA	WW	WPOT	SB/WB	SB/WB
29	1.93	4.77	PGRS	PGRS	PGRS	PGRS	PGRS
30	8.45	20.88	WB	FALW	FALW	WW	CALA
31	2.37	5.86	PGRS	PGRS	PGRS	PGRS	PGRS
32	3.76	9.29	PGRS	PGRS	PGRS	PGRS	PGRS
Total	246.27	608.53					

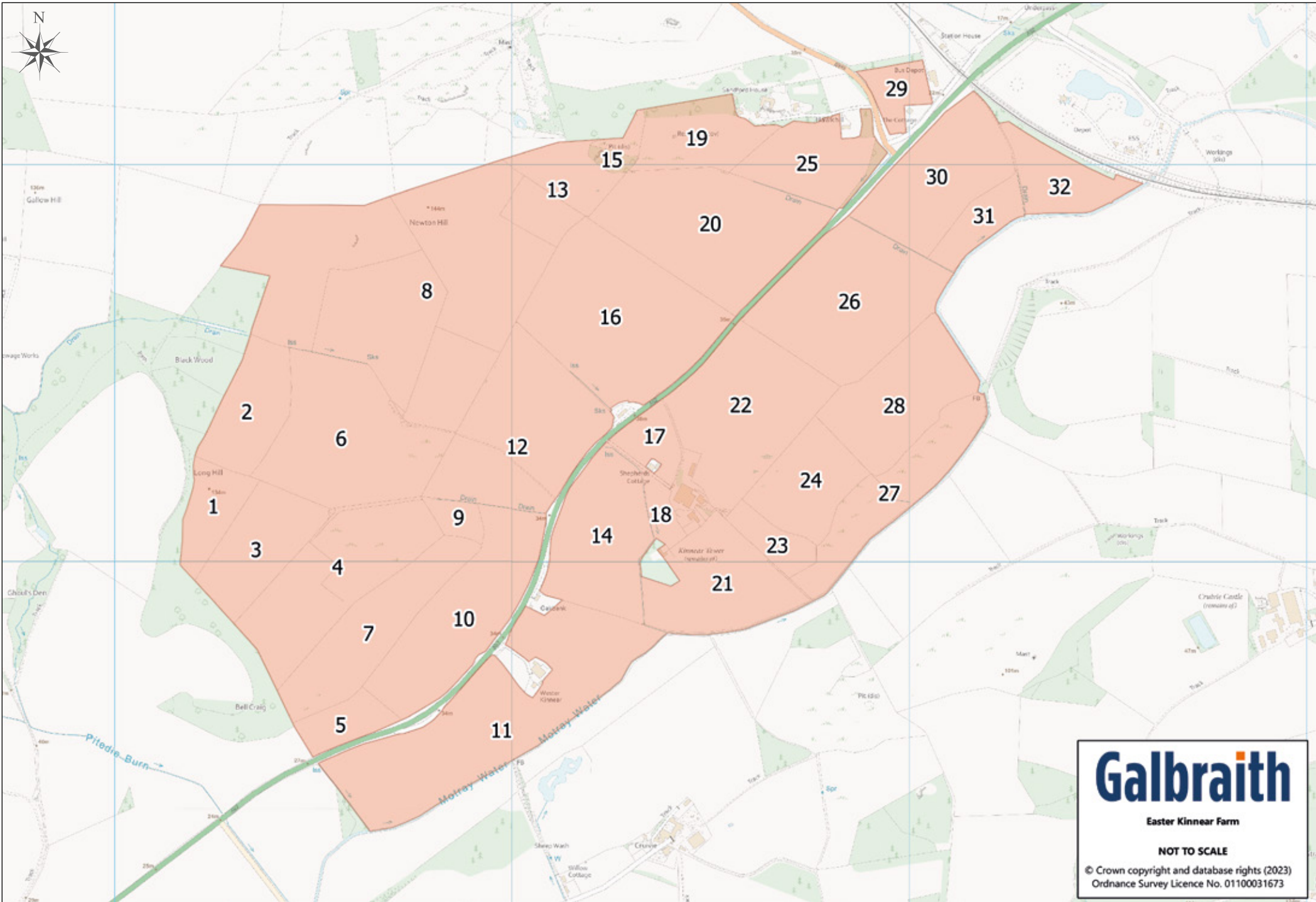


CROPPING KEY

PGRS	Permanent Grass
SB	Spring Barley
WW	Winter Wheat
WB	Winter Barley
WRYE	Winter Rye
FALW	Fallow
CALA	Calabrese
WPOT	Ware Potatoes
CAUL	Cauliflower
WAF	Woodland and Forestry

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 July 2023.



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Easter Kinnear Farm
NOT TO SCALE
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