

LAND AT UPPER WHITESTON FARM
DUNBLANE, STIRLINGSHIRE



LAND AT UPPER WHITESTON FARM, DUNBLANE, STIRLINGSHIRE

Block of grazing land situated north of Dunblane

Dunblane 4 miles ■ Stirling 8 miles ■ Perth 35miles

- Productive block of grazing ground
- Land located in a rural yet accessible location
- Good access from the A9
- Forestry and Natural Capital potential

Acreage 63.93 Ha (157.97 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

The Land at Upper Whiteston Farm is situated approximately 4 miles to the east of the town of Dunblane and approximately 8 miles north of Stirling. The property is surrounded by land which is mainly used for agricultural and forestry purposes. The Land at Upper Whiteston Farm falls within the Battle of Sheriffmuir Battlefield.

DESCRIPTION

The Land at Upper Whiteston Farm lies to the south of the A9 which provides excellent access to national road networks. The Land at Upper Whiteston Farm comprises a productive block of grazing ground which lies in an elevated position, which extends to 63.93 Ha (157.97 Acres).

The Land has been classified by the James Hutton Institute as a mixture of Grade 4.1, Grade 4.2 and a small area of Grade 3.2. The land is all rough grazing and has been used for the grazing of livestock. The land is accessed directly from the A9 via a shared access leading onto a private farm road which leads directly to the property. The land rises from approximately 170m to 200m above sea level with a slight north westerly aspect.

The Beauly to Denny Overhead Line passes through the property, as well as a water pipe which traverses the Land. The Land is also classified as F3 by the Land Capability for Forestry by the James Hutton Institute indicating that the land has good flexibility for the growth and management of tree crops. The details available from Scottish Forestry indicate that the Land is classified as Very Suitable for Sitka spruce and suitable for broadleaves planting. It should be noted that if planting trees is considered by the purchaser, they must maintain a 20m buffer along the water pipe and overhead lines.

METHOD OF SALE

The Land at Upper Whiteston Farm is offered for sale as a whole.



SERVICES

There are no services to the Land.

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The Land at Upper Whiteston Farm is not included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

None of the land offered for sale is subject to any environmental schemes.

BASIC PAYMENT SCHEME (BPS) 2023

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements, of which there are 63.93 Region 2 entitlements will be included in the sale. 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) 2019 for the remainder of the scheme year.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Severely Disadvantage Less-Favoured Area.

HISTORIC SCOTLAND

The property falls within the Battle of Sheriffmuir Battlefield.

LOCAL AUTHORITY

Stirling Council
Teith House
Kerse Road
Stirling
FK7 7QA
T: 01786 404040

SGRPID

Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 0300 2445400
E: SGRPID.perth@gov.scot

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

SPORTING RIGHTS

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

INGOING VALUATION

The purchaser(s) of the Land at Upper Whiteston 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.



DIRECTIONS

From Greenloaning head south on the A822 and merge onto the A9 heading towards Stirling. Continue on the A9 for 1.95 miles, then take exit to the left onto Upper Whiteston Farm Road. Continue on Upper Whiteston Farm track for 0.5 miles, through the farm steading, the land will then be at the end of the track.

From Stirling, head north on the A9 towards Perth. After the Keir Roundabout at Dunblane, follow the A9 north for around 4 miles. On passing the parking place on the left of the carriageway, merge into the right hand lane and the access to the farm is on the southern side of the carriageway. Care should be taken giving consideration to crossing the southbound traffic.

A right of access and egress will be granted to the purchaser of the land for agricultural and forestry operations over the access track marked blue on the plan between the points marked A – B. Maintenance will be on a user basis

POST CODE

FK15 OJH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
<https://w3w.co/cattle.products.desktops>

SOLICITORS

McLean & Stewart
51-53 High St
Dunblane
FK15 OEG
T: 01786 823217



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

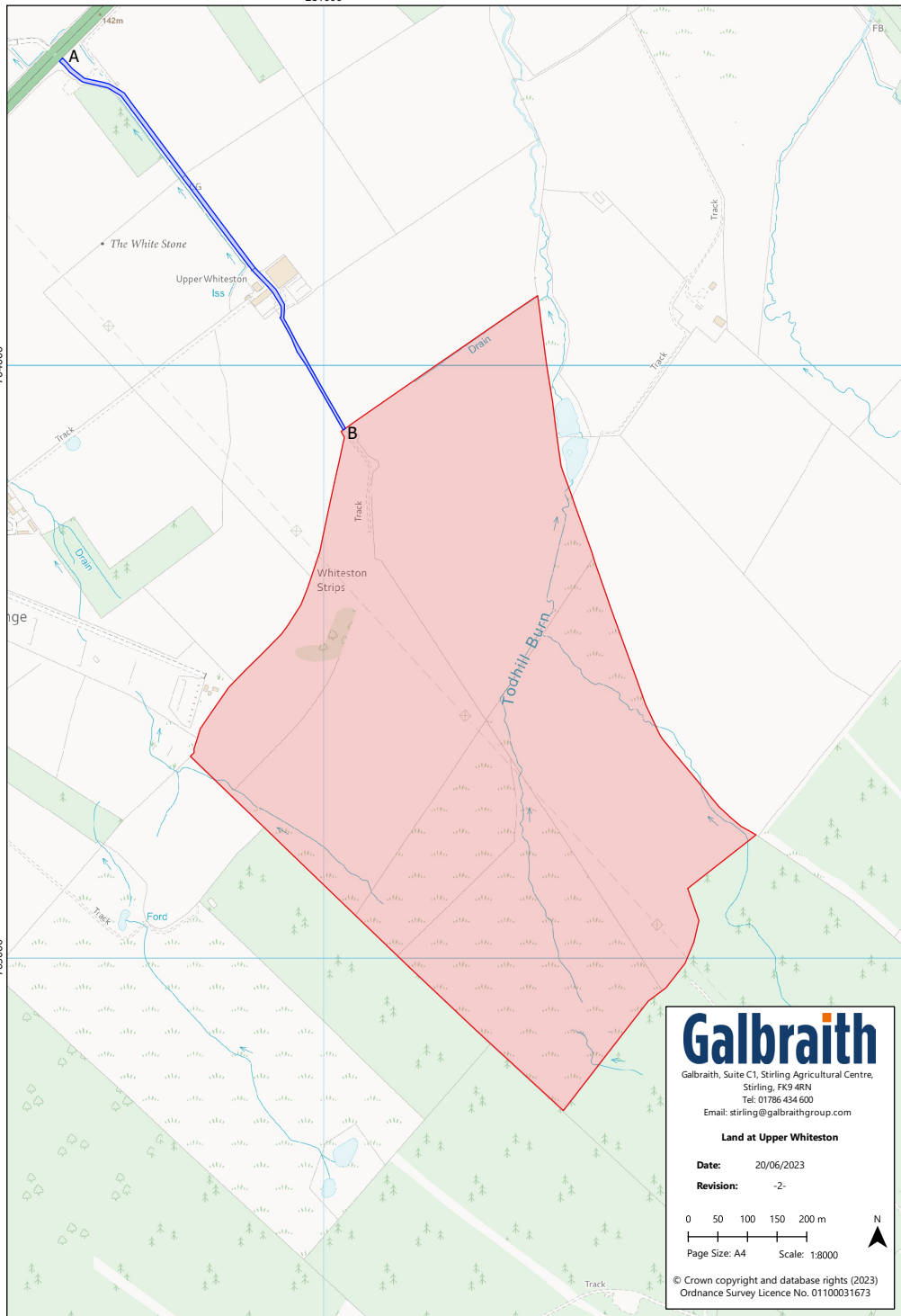
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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.

AMC PLC 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, 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 01738451111. Email: Ian.Hope@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 June 2023

