

NORTHBANK FARM
CAMERON, ST. ANDREWS





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Attractive farmhouse with high quality arable land near St Andrews.

St Andrews 4 miles ■ Edinburgh 46 miles ■ Dundee 18 miles

Acreage 77.13 acres (31.21 hectares)

As a Whole Offers Over £1,380,000

- Traditional farmhouse with generous reception spaces and flexible accommodation
- 4 reception rooms, 5 bedrooms, 3 bathrooms
- Agricultural building and area of hard standing suitable for a variety of uses.
- 67.72 acres (27.41 ha) of arable grade 3.2 land.
- Popular and highly sought after location in the county of Fife.

For sale as a whole or in 2 lots

Galbraith

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SITUATION

Northbank Farm offers a comfortable farmhouse set in 77 acres of land in a semi-rural setting 4 miles to the south west of St. Andrews. The university town of St. Andrews is renowned world-wide as the "Home of Golf", offering a fine cosmopolitan mix of shops, restaurant, pubs and the like. The flourishing city of Dundee is approximately 18 miles to the north and now benefits from the V & A Museum. Edinburgh is about one hour away by road to the south.

The glorious rolling Fife countryside and coastline around Northbank Farm is home to an array of wildlife and, for the outdoor enthusiast, nearby Cameron Reservoir offers a lovely circular walk. Further to the north the Pilgrims Way provides a lovely walk into St Andrews. There are many highly rated golf courses within easy reach including the plethora of top courses in and around St. Andrews, such as the Old Course, which regularly hosts the British Open. Challenging fishing and shooting may be taken locally with the wide-open spaces of the Lomond hills and several lovely beaches including St. Andrews, Tentsmuir, Kingsbarns, Crail and Elie all also within reach.

Good state schooling is available locally with private education being provided at St. Leonards in St. Andrews along with the High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Markinch with Edinburgh Airport about an hour to the south. The busy regional airport at Dundee also offers a good range of short-haul flights.

DESCRIPTION

Northbank Farm extends in total to about 31.21 ha (77.13 acres) and offers a traditional period farmhouse set in the north-east corner of the holding. The property has various outbuildings with a paddock and woodland surrounding the farmhouse. Beyond are the arable fields. Northbank Farm offers the purchaser the opportunity to operate a small farm or equestrian business or simply enjoy a country lifestyle property only 4 miles to the south-west of St. Andrews. The land also



offers significant opportunity for other uses (subject to obtaining the required consents)

METHOD OF SALE

Northbank Farm, Cameron is offered for sale as a whole or in 2 lots.

**Lot 1 Northbank Farmhouse & paddock. About 1.44 ha (3.66 acre)
Offers over £680,000:**

Northbank Farmhouse is a most attractive period farmhouse constructed of stone and rendered construction under a slate roof enjoying a southern aspect over the gardens and meadow, with wildlife seen regularly in the grounds..

The well-presented farmhouse, over two principal floors, provides ample and comfortable reception spaces with woodburning stoves as well as light and airy well-proportioned bedrooms with a flexible layout, ideal for the modern family. The dining kitchen enjoys a double aspect with views overlooking the garden grounds as well as garden access via French doors out to a patio area perfect for outdoor dining or hosting friends and family. Both the sitting room and the lounge are a comfortable size and there is a dining room / playroom which provides additional family space with its own access to the garden through French doors.

The staircase leads to a good-sized landing. There is a generous master bedroom with ensuite, a further 3 double bedrooms, a single bedroom and a family bathroom.

The accommodation over two floors comprises:

Ground Floor:

Front Porch, Hall, Kitchen/Dining Area, Living Room, Family Room, Piano Room, 2 Utility Rooms,



Shower Room, Boot Room.
 First Floor:
 Principal Bedroom with En-suite, 3 Double Bedrooms, 1 Single Bedroom, Bathroom, Hall.

Outside:
 The garden largely lies to the south of the farmhouse and is laid to lawn and fringed by attractive stone walling and mature trees. To the east is a generous gravel parking area. Approached from the front porch (and from the dining area) is a lovely south facing terrace, and to the west is a further sheltered terrace, ideal for outdoor entertaining. The grounds also offer a generous paddock with livestock shelters and woodland areas.

To the east side of the farmhouse is a chalet building currently used as an office, which benefits from electricity power and light as well as a WC and kitchenette area, providing an ideal office and the opportunity to work from home. To the west side of the farmhouse is a further wooden building, as well as a recently installed large garden store.

**Lot 2 Land and farm shed at Northbank Farm – about 29.73 ha (73.47 acres)
 Offers over £700,000:**

The Land:
 The land forming Lot 2 at Northbank Farm extends to approximately 73.47 acres (29.73 ha) and is a single unit approached by a newly constructed access with bell mouth entrance from the A915. The approximate route is shown brown on the boundary plan. The land is principally classified as Grade 3.2 by the James Hutton Institute and is relatively flat rising from approximately 156 m



to 161m above sea level at its highest point. The average rainfall for the region is approximately 703mm a year. The fields are of a good practical size, predominantly enclosed by post and wire fencing and accessed via the newly installed internal farm track with further excellent field-to-field accesses.

Northbank Farm benefits from a recently constructed timber framed agricultural building, approached by the access track with substantial stack yard with hard standing to the side. Should Northbank Farm sell in two lots, the current access between Lot 1 and Lot 2 will be closed off, resulting in the only access to Lot 2 being via the newly constructed entrance.

The agricultural building is of a timber frame construction under box profile roof (18.0 m x 10.6 m) with open lean to section to side (18.0 m x 4.6 m).

ACCESS / RIGHT OF ACCESS

Notwithstanding the new access, the farm and farmhouse both have access rights and maintenance liabilities over the access track shown coloured red and hatched green on the sales plan. The red section of the track is not within the ownership of either Northbank Farm or Northbank Farmhouse but both have a right of access over it and a share of the maintenance liability. The hatched green section of the track is currently within the ownership of Northbank Farm and the farmhouse has a right of access over it. Both properties have a share of the maintenance liability. If the property is sold in two lots it is proposed that ownership of the hatched green section of the track be included within the ownership of the farmhouse. Other neighbouring properties also have rights of access over the track.



CROPPING SCHEDULE

LPID	Field No.	Ha	Ac	2025	2024	2023	2022	2021	2020
NO/47479/1 0873	1	5.15	12.72	TGRS	WB	SB	SB	SB	SB
NO/47675/1 0703	2	6.48	16.01	SB	WB	SB	SB	SB	SB
NO/47729/1 0803	3	1.72	4.25	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
NO/47763/1 0771	4	0.18	0.44	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
NO/48019/1 0377	5	4.79	11.84	TGRS	WB	WB	PEAS	WW	SB
NO/48015/1 0585	6	10.09	24.93	SB	WB	WB	PEAS	SB	WW
NO/48130/1 0756	7	0.90	2.22	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
NO/48130/1 0779	8	0.12	0.29	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
NO/48228/1 0735	9	0.38	0.93	WAF	WAF	WAF	WAF	WAF	WAF

The land can be classified as follows:

Land Type	Acres	Hectares
Arable	65.50	26.51
PGRS	7.49	2.92
Woodland	0.93	0.38
Total	73.92	29.81

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Northbank Farmhouse	Mains	Private Septic	Mains	Oil	Band G	Freehold	E

IACS

All the farmland is registered for IACS purposes and the farm code is 417/0064

NITRATE VULNERABLE ZONE (NVZ)

The land at Northbank Farm, Cameron is included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2025

Basic Payment Entitlement was established on 15th May 2015. There are 25.14 Region 1 BPS entitlements which will be included in the sale of the land. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2025 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) 2025 for the remainder of the scheme year.

LESS-FAVOURSED AREA SUPPORT SCHEME (LFASS)

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

STEWARTS RESORT

The Stewarts Resort development lies directly to the north of Northbank Farm and offers holiday homes, lodges, residential park homes as well as additional food and shopping services.



LOCAL AUTHORITY

Fife Council, Fife House, North Street, Glenrothes, KY7 5LT T: 03451 555555

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 insofar as the seller has right thereto.

TIMBER

All fallen and standing timber is included in the sale as 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 fixture and fittings within Northbank Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Northbank Farm, Cameron 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.

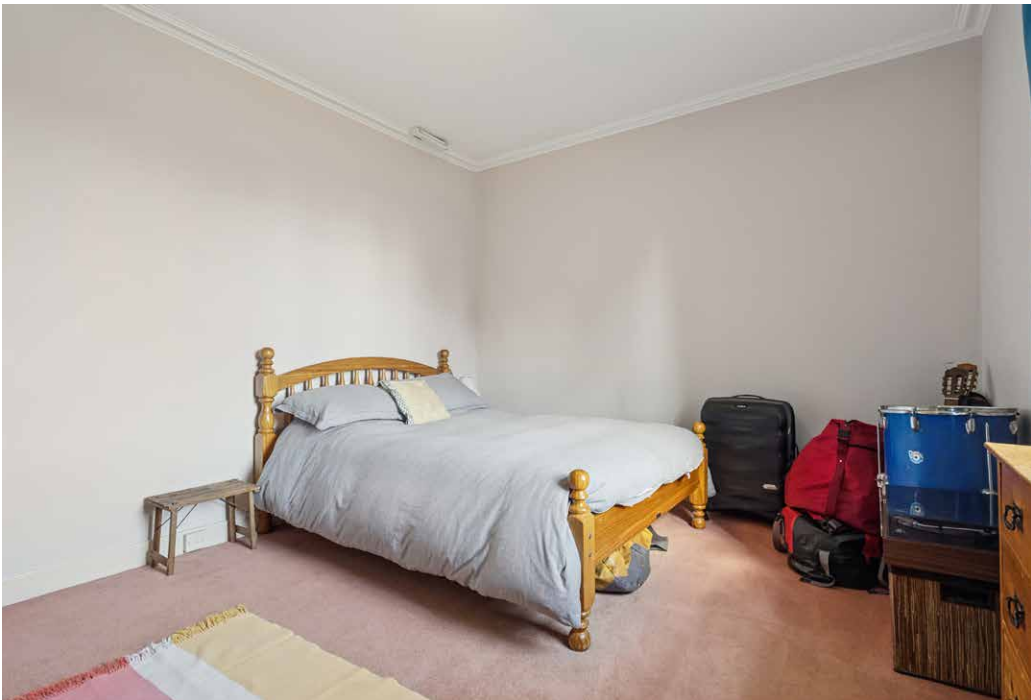
DEPOSIT

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 the centre of St. Andrews take the A915 in a south-westerly direction in the direction of Largoward. After about 4 miles pass Johnny Paul's Corner on the left and continue for a short distance. The shared entrance to Northbank House is on the right just after the entrance to Stewarts Resort and a row of white cottages.





POST CODE

KY16 8PE

WHAT3WORDS

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

SOLICITORS

Lindsays, Seabraes House, Seabraes, 18 Greenmarket, Dundee, DD1 4QB

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

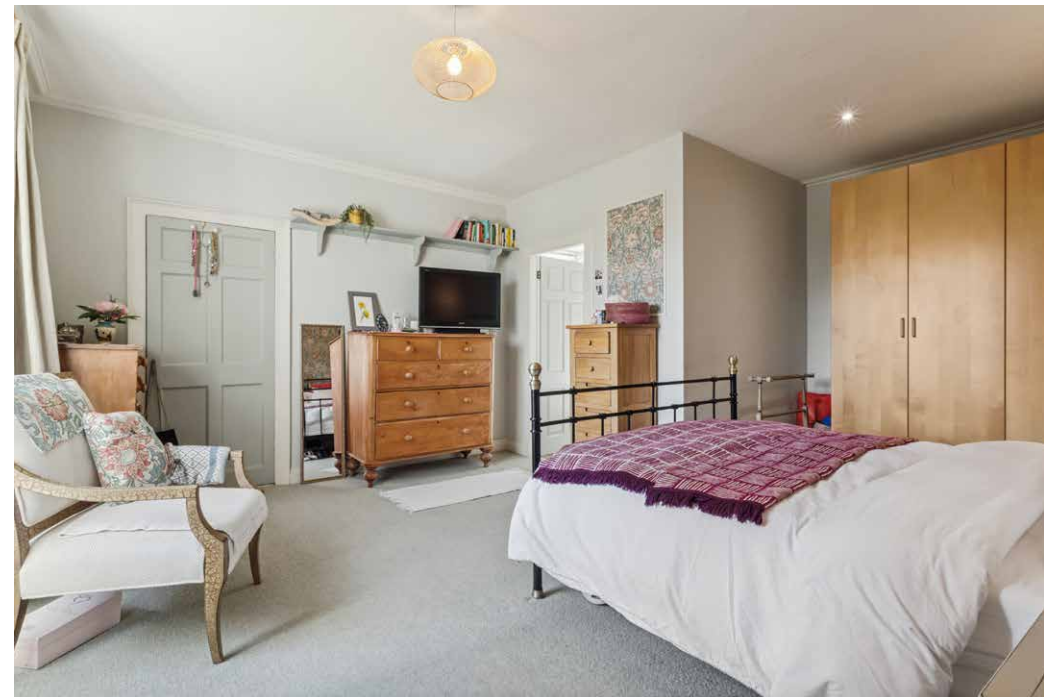
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

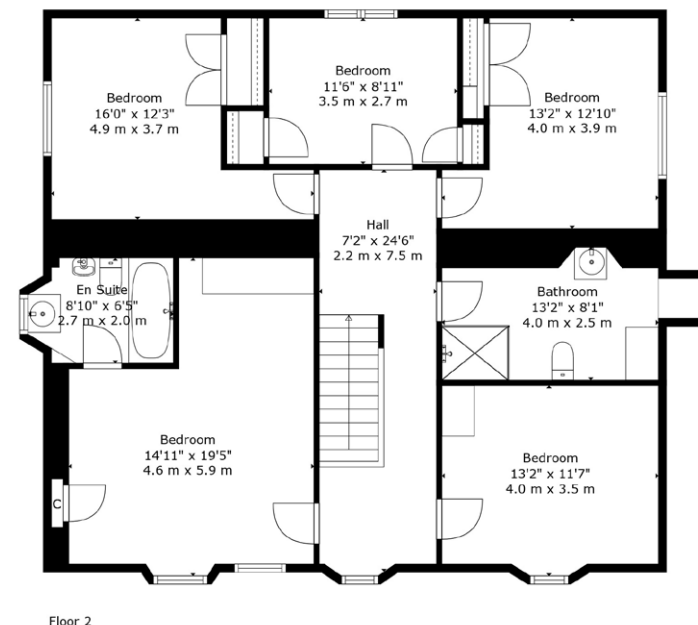
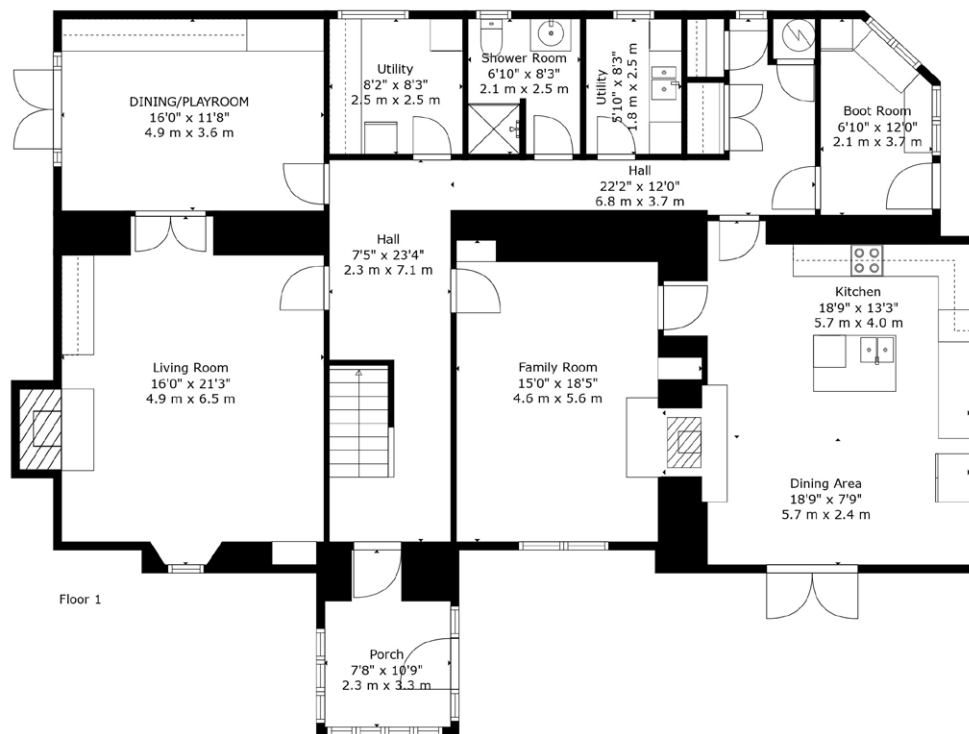
THIRD PARTY RIGHTS AND SERVITUDES

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.

FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in confidence on 07500794201 / email Alistair.Christie@Galbraithgroup.com





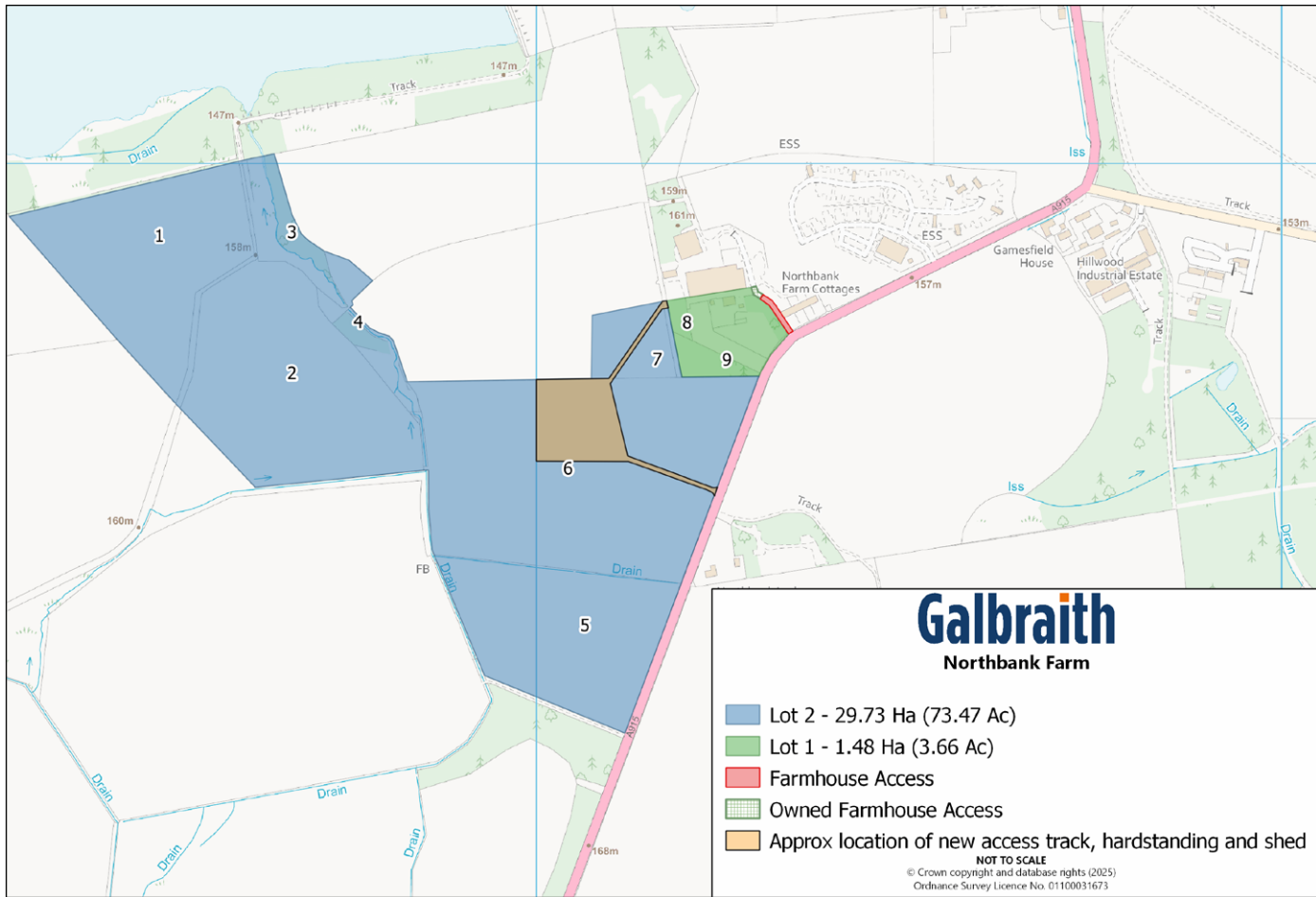
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TOTAL: 3025 sq. ft, 282 m2
FLOOR 1: 1771 sq. ft, 165 m2, FLOOR 2: 1254 sq. ft, 117 m2
EXCLUDED AREAS: PORCH: 83 sq. ft, 8 m2, FIREPLACE: 15 sq. ft, 1 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

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 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 April 2025.





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