

NEWBIGGING FARM

CARNOCK, BY DUNFERMLINE, FIFE

Lot 2



NEWBIGGING FARM, CARNOCK, BY DUNFERMLINE, FIFE

Well-presented mixed farm in a desirable location

Dunfermline 4 miles ■ Dollar 9 miles ■ Edinburgh 21 miles

About 234.83 acres (95.03 ha) in total

LOT 1 - Newbigging Farm

- Traditional farmhouse - 2 reception rooms, 4 bedrooms
- About 53.15 acres (21.51 ha) of land
- 2 cattle courts
- General purpose shed
- Traditional outbuildings
- Silage pit

LOT 2 - Newbigging Farmland

- About 85.19 acres (34.48 ha) of farmland

LOT 3 - Land at Newbigging

- Land extending to about 42.43 acres (17.17 ha)

LOT 4 - Land at West Camps

- Land extending to about 52.24 acres (21.14 ha)

For Sale as a Whole or in 4 Lots.

Galbraith

Perth
01738 451111
perth@galbraithgroup.com





SITUATION

Newbigging Farm lies adjacent to the village of Carnock, approximately 3 miles to the west of Dunfermline, in a highly accessible rural location. Carnock is a thriving village with a primary school, church, community centre and the Carnock Inn. Dunfermline provides extensive facilities including supermarkets, national and individual retailers, banks, secondary school, healthcare and professional services.

Edinburgh lies about 21 miles to the south-east and is reached via the M90, giving convenient access to both the city and its international airport. Kinross and Perth are reached to the north via the M90, whilst Stirling is reached in about a 30 minute journey by car to the west. The Queensferry Crossing and Kincardine Bridge are almost equidistant from Newbigging Farm.

Fife is known for its fertile farmland capable of producing high yields of an extensive range of crops. The area is well served by agricultural merchants and machinery dealers. There are two livestock markets at Stirling with machinery rings operating locally.

There are a number of independent schools within easy reach of Newbigging Farm including Edinburgh Academy, Stewarts

Melville, Dollar Academy and Strathallan as well as a number of preparatory schools.

Fife is a county offering a breadth of outdoor activities including golf on numerous renowned links courses, enjoyable routes for both walking and cycling and the eastern coast of Fife renowned for its quaint fishing villages and coastline.

DESCRIPTION

Newbigging Farm is a highly productive mixed farming unit extending to about 234.83 acres (95.03 ha) with a traditional farmhouse and a good range of modern and traditional farm buildings. The holding lies over 2 blocks with the principal farming block lying immediately to the north of the village of Carnock. The second, known as the Land at West Camps, lies to the south of Carnock. The farmhouse and buildings lie at the centre of the principal block with a good sized yard and excellent access directly off the public road.

The farmland extends to approximately 233.01 acres (94.3 ha) and is predominantly a mixture of permanent pasture and arable fields, all designated Grade 3(2) by the James Hutton Institute. The land ranges from 103m to 147m above sea level and the soil is derived from the Rowanhill/Giffnock/Winton Association. The land all appears to be in good heart and is made up of good sized easily worked fields.

The land can be summarised as follows:

Land Type	Acres	Hectares
Arable	96.19	38.93
Permanent Pasture	132.41	53.58
Woodland	1.7	0.68
Other	4.54	1.84
TOTALS	234.83	95.03

Newbigging Farm is available as a whole or in the following four lots:

LOT 1 - NEWBIGGING FARM - 53.12 ACRES (21.51 HA)

Newbigging Farm extends to about 53.12 acres (21.51 ha) and is centred on a C Listed period farmhouse with an extensive range of both modern and traditional farm buildings. The land is currently down to grass and used for the grazing of cattle.

Newbigging Farmhouse

Newbigging Farmhouse is a traditional primarily stone built farmhouse with a predominately harled exterior under a slated roof. It lies immediately to the west of the farm buildings with a good sized yard area to the rear and a lawned garden to the south.

Newbigging Farmhouse provides good sized rooms over 3 floors comprising:

Ground Floor

Vestibule, hall, sitting room, family room, dining kitchen, rear hall, boiler room/office, shower room and bedroom 4.

First Floor

3 bedrooms and bathroom.

Second Floor

Attic room.

Newbigging Farm Buildings

Newbigging is well equipped with agricultural buildings for the current mixed use family enterprise. The buildings all lie immediately to the east of the farmhouse and are reached directly off the public road by the farm access. The farm buildings comprise:

Cattle Court 1 (41m x 24m)

Steel portal frame under corrugated asbestos roof with part corrugated metal and box profile walls, concrete floor, central feed passage, cattle handling area, lean-to store.

Cattle Court 2 (23m x 15m)

Steel portal frame with corrugated asbestos roof, part brick and part timber walls, concrete floor.

General Purpose Shed (24m x 18m)

Steel portal frame with part concrete panel and box profile walls, box profile roof, concrete floor, 46 solar panels on south elevation of roof.

Traditional Outbuilding 1

Attached to the north side of the General Purpose Shed providing storage.

Traditional Outbuilding 2

Traditional range of stone buildings providing former cart sheds, storage, byre (11.5m x 10m) and store shed with cattle pen and storage (26m x 8m).

Silage Pit

32m x 12m

Solar Photovoltaic Panels

In 2015, solar photovoltaic panels were installed on the south-side of the general purpose shed roof. It is a 12kW installation with 46 PV modules.

Land at Newbigging Farm

The farmland at Newbigging Farm extends to about 53.15 acres (21.51 ha) and comprises four enclosures currently down to grass but the majority suitable for arable cropping.

SERVICES

Newbigging Farm is served by mains water, private drainage, mains electricity and mains gas. The heating, Council Tax and Energy Performance Certificate (EPC) are detailed as follows:

	Heating	Council Tax	EPC
Newbigging Farmhouse	Gas	F	D

POSTCODE

KY12 9HW



LOT 2 - NEWBIGGING FARMLAND

The farmland at Newbigging extends to about 85.19 acres (34.48 ha) with a gentle south-facing aspect, sits immediately to the north of the B913 above Lot 1. The enclosures are all of a good workable size, stock-proof fenced and



Lot 1



Lot 2



Lot 3

currently farmed as a combination of arable and grass. However, the majority of the fields currently down to grass are all ploughable.

LOT 3 - LAND AT NEWBIGGING

The land at Newbigging lies to the north of the farm. It extends to approximately 42.43 acres (17.17 ha) of productive arable fields. The fields are gently sloping and of a good workable size.

LOT 4 - LAND AT WEST CAMPS

The Land at West Camps lies to the south of the village of Carnock. It is a ring-fenced block extending to approximately 52.24 acres (21.14 ha) and comprises four fields and are a mixture of arable and pasture land with two small woodland areas.

IACS

All the farmland is registered for IACS purposes and the farm code is 78/395/0004.

BASIC PAYMENT SCHEME (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements may be available by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2019 scheme year will, if appropriate, be retained by the Seller. The Seller will enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements. 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) for the remainder of the scheme year.

HISTORIC SCOTLAND

Newbigging Farmhouse is category C Listed.

ENVIRONMENTAL STIPULATIONS

The land is all designated as Non-Less Favoured Area (Non-LFA).

LOCAL AUTHORITY

Fife Council, Fife House, North Street, Glenrothes, Fife, KY7 5LT. Tel: 01383 441 199

SCOTTISH GOVERNMENT RURAL PAYMENT AND INSPECTIONS DIRECTORATE

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

DIRECTIONS

From the M90, exit at Junction 3 (Dunfermline) and take the A907 signposted Dunfermline/Halbeath. Continue on the A907 through Dunfermline, passing through Milesmark. On entering Gowkhill, turn right onto the B913, for approximately half a mile. Newbigging Farm is then located on the left.

LOTING

Newbigging Farm is offered for sale as a whole or in four lots. However the seller reserves the rights to deviate from the advertised lotting should there be a requirement for an alternative split.



Lot 4

CLAWBACK

The missives of sale for Newbigging Farm will be subject to the purchaser(s) (and their successors) entering into a clawback minute of agreement and Standard Security in favour of the sellers to secure to the sellers a clawback payment amounting to 33.3% of the uplift in value, in the event of planning permission being granted for the development of fields 6, 15 and 22, for a period of 25 years after the date of sale.

FIXTURES AND FITTINGS

All fixtures and fittings within the dwellings and farm buildings are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Newbigging 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.

TIMBER

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

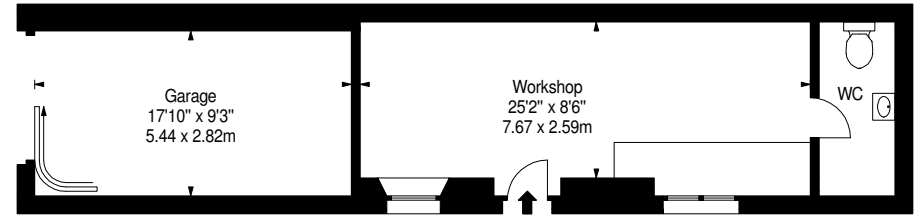
MINERALS

The mineral rights are included in the sale in so far as they are owned by the Seller.

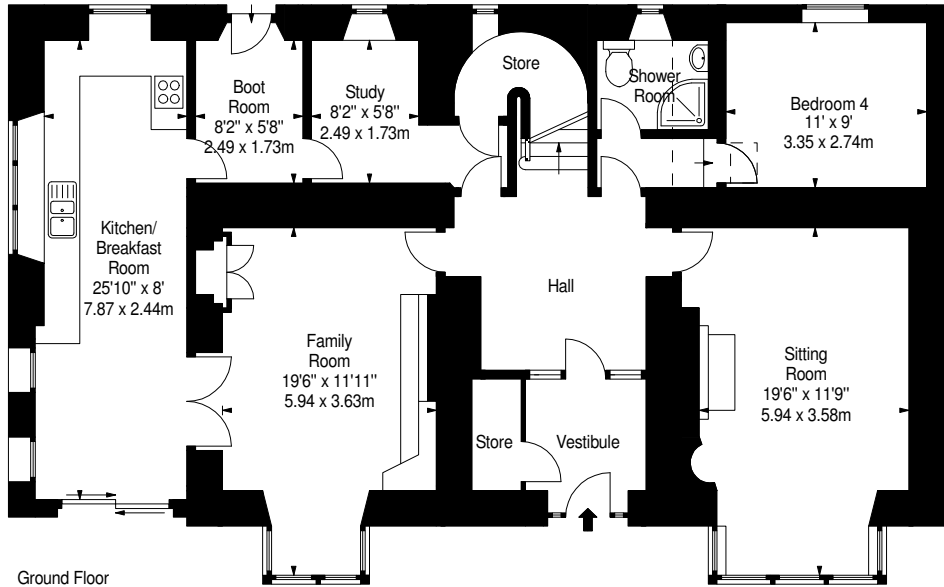
Newbigging Farm,
Carnock,
Dunfermline,
Fife, KY12 9HW



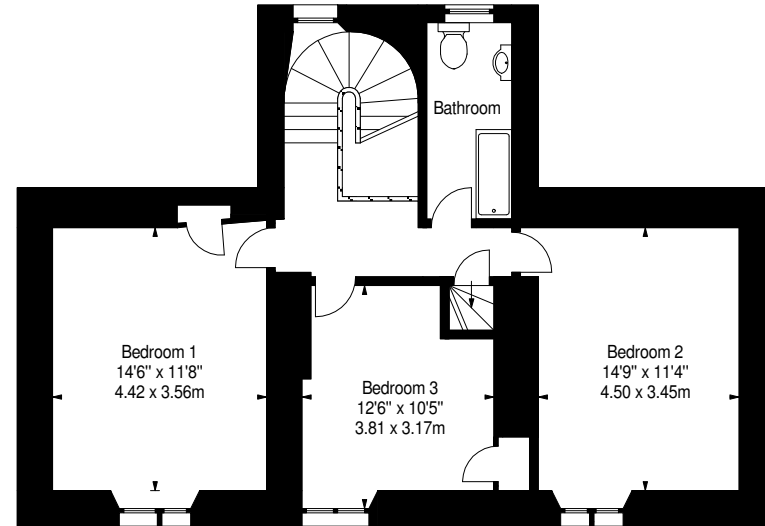
Approx. Gross Internal Area
2381 Sq Ft - 221.19 Sq M
(Including Eaves Storage)
Garage & Workshop
Approx. Gross Internal Area
448 Sq Ft - 41.62 Sq M
For identification only. Not to scale.
© SquareFoot 2019



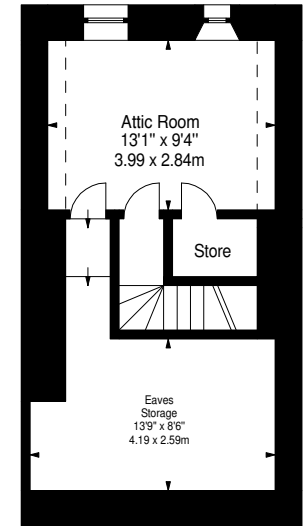
Ground Floor



Ground Floor



First Floor



Second Floor

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

VIEWINGS

Viewings are strictly by prior appointment and only through the selling agents, Galbraith.

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, farmland and water courses.

SOLICITORS

Dale Solicitors, 18 Wallace Street, Galston, KA4 8HP. Tel: 01563 820216 Email: info@dalesllp.co.uk

ENTRY

Entry to Newbigging Farm will be by mutual agreement.

RESERVATIONS

The seller reserves the right to hold a displenishing sale after completion.

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered.

MORTGAGE 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 Colin Stewart at our Galbraith Perth Office on 01738 451111. Email: colin.stewart@galbraithgroup.com.

IMPORTANT NOTES

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. 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

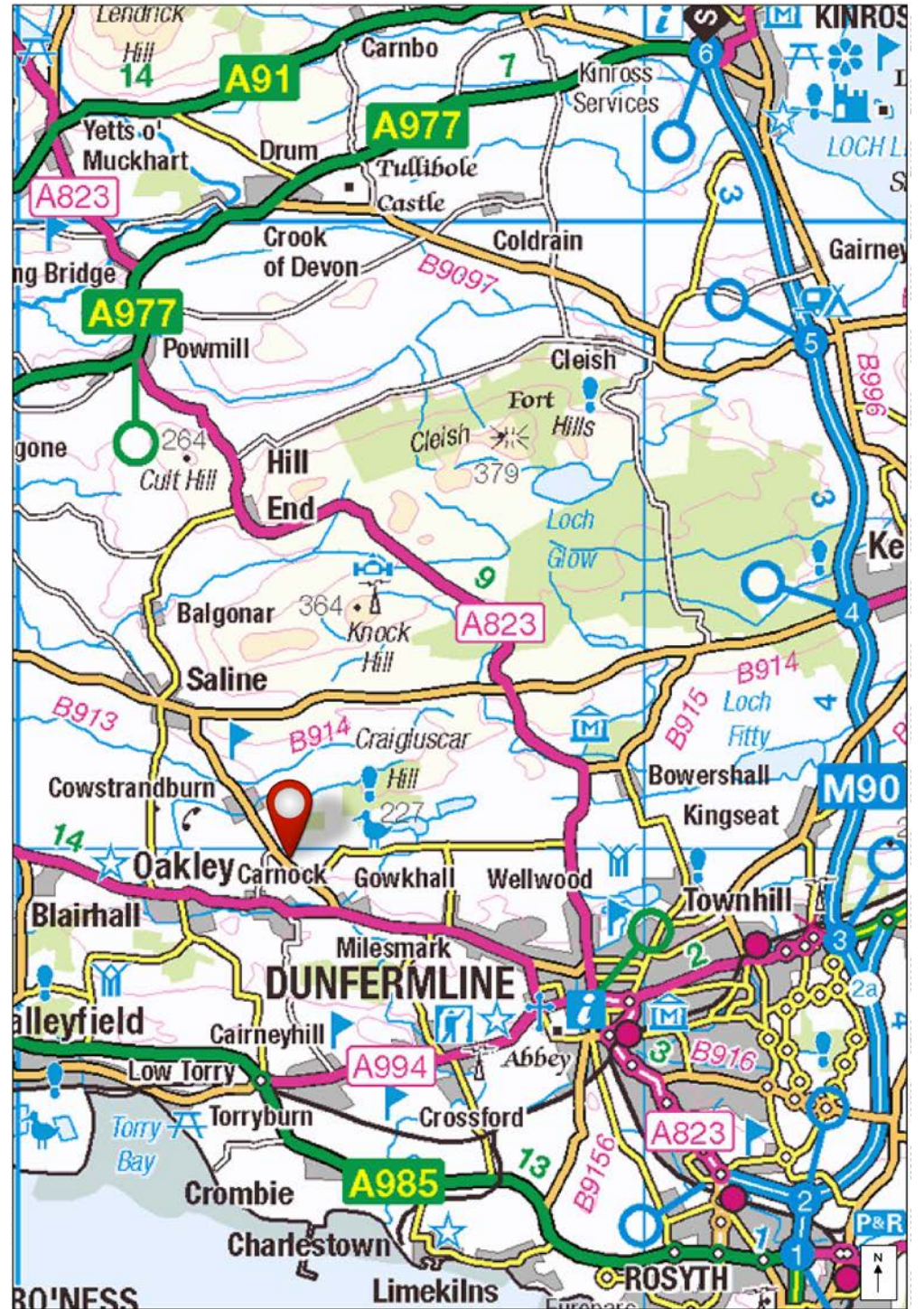
as to the structural condition, nor the working order of services and appliances. The photographs were taken in April 2019. If the farm is sold as a going concern, then TUPE legislations would apply. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same 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. 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. Offers Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP. Photographs taken May 2019.

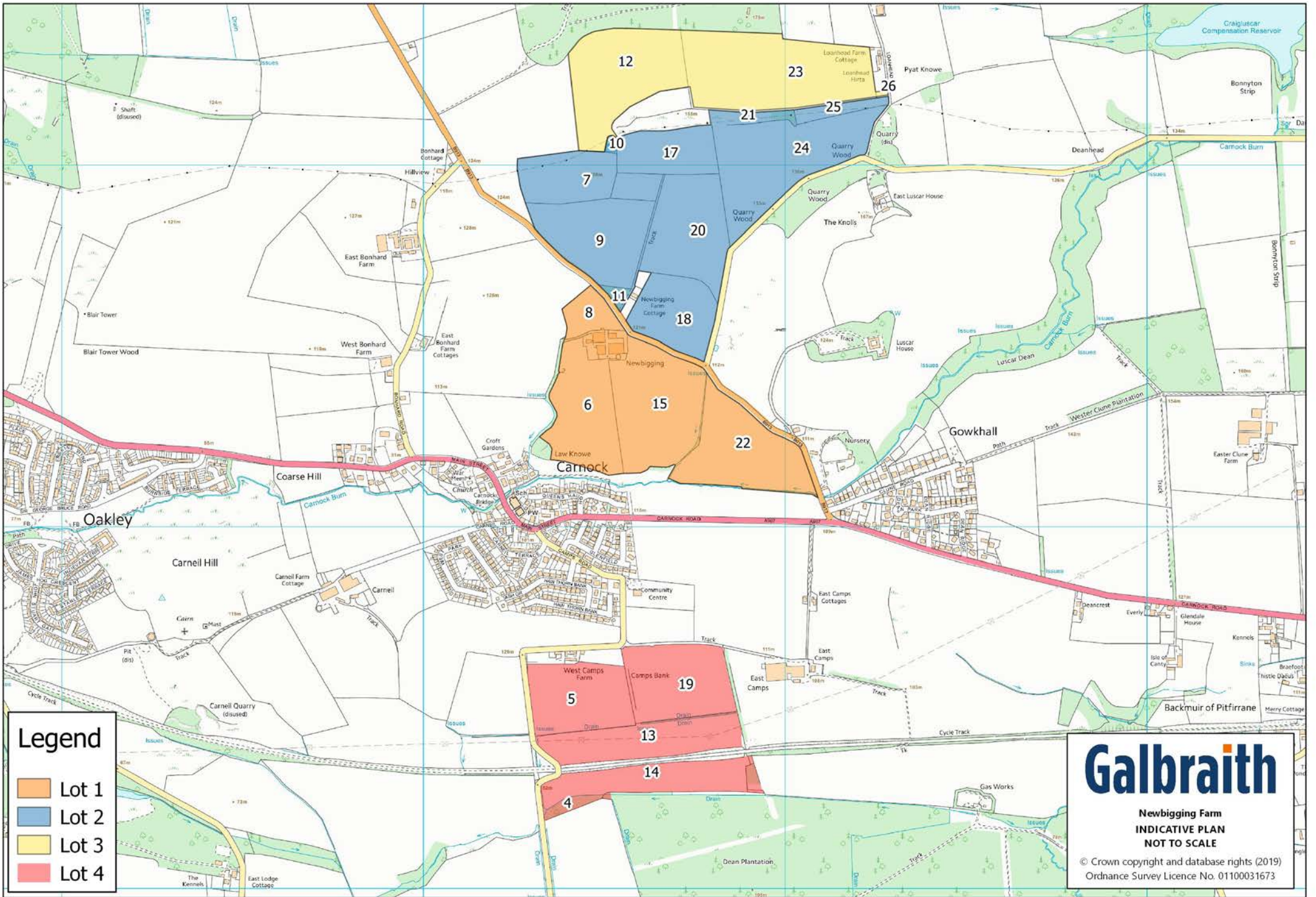


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Newbigging Farm

Lot	Field No.		Acres	Hectares	2019	2018	2017	2016	2015
1	6	NT/04436/89317	13.71	5.55	PGRS	PGRS	PGRS	PGRS	PGRS
1	8	NT/04465/89585	3.75	1.52	PGRS	PGRS	PGRS	PGRS	PGRS
1	15	NT/04647/89339	18.87	7.64	ARABLE/ PGRS	PGRS	PGRS	PGRS	PGRS
1	22	NT/04879/89222	16.82	6.81	Arable	PGRS	PGRS	PGRS	PGRS
2	7	NT/04437/89961	11.04	4.47	PGRS	PGRS	PGRS	PGRS	PGRS
2	9	NT/04474/89796	14.52	5.88	Arable	SB	SB	SB	SB
2	10	NT/04520/90055	0.32	0.13	WAF	WAF	WAF	WAF	WAF
2	11	NT/04527/89629	0.69	0.28	WAF	WAF	WAF	WAF	WAF
2	17	NT/04660/90033	8.30	3.36	PGRS	PGRS	PGRS	PGRS	PGRS
2	18	NT/04673/89571	10.40	4.21	Arable	PGRS	PGRS	PGRS	PGRS
2	20	NT/04729/89796	14.80	5.99	Arable	PGRS	PGRS	PGRS	PGRS
2	21	NT/04777/90144	1.90	0.77	PGRS/ RGR	PGRS/ RGR	PGRS/ RGR	PGRS/ RGR	PGRS/ RGR
2	24	NT/05014/90034	21.24	8.60	Arable	PGRS	PGRS	PGRS	PGRS
2	25	NT/05144/90153	1.98	0.80	PGRS/ RGR	PGRS	PGRS	PGRS	PGRS
3	12	NT/04553/90256	18.06	7.31	Arable	WW	WB	SB	SB
3	23	NT/04965/90256	24.38	9.87	Arable	SB	SB	SB	SB
4	4	NT/04402/88233	1.51	0.61	WAF	WAF	WAF	WAF	WAF
4	5	NT/04421/88528	12.58	5.09	PGRS	PGRS	PGRS	PGRS	PGRS
4	13	NT/04572/88405	12.80	5.18	PGRS/ Arable	PGRS	PGRS	PGRS	PGRS
4	14	NT/04647/88303	11.32	4.58	PGRS/ Arable	PGRS	PGRS	PGRS	PGRS
4	19	NT/04692/88572	14.04	5.68	Arable	WB	WW	WB	FALW





Legend

- Lot 1
- Lot 2
- Lot 3
- Lot 4

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**Newbigging Farm
INDICATIVE PLAN
NOT TO SCALE**

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