



Galbraith

**LAND AT KINROSS**  
KINROSS



# LAND AT KINROSS, KINROSS

**Productive block of farmland in a superb accessible location**

Kinross 1 mile ■ Perth 18 miles ■ Edinburgh 25 miles

**92.16 acres (37.30 Ha)**

**Offers over £640,000**

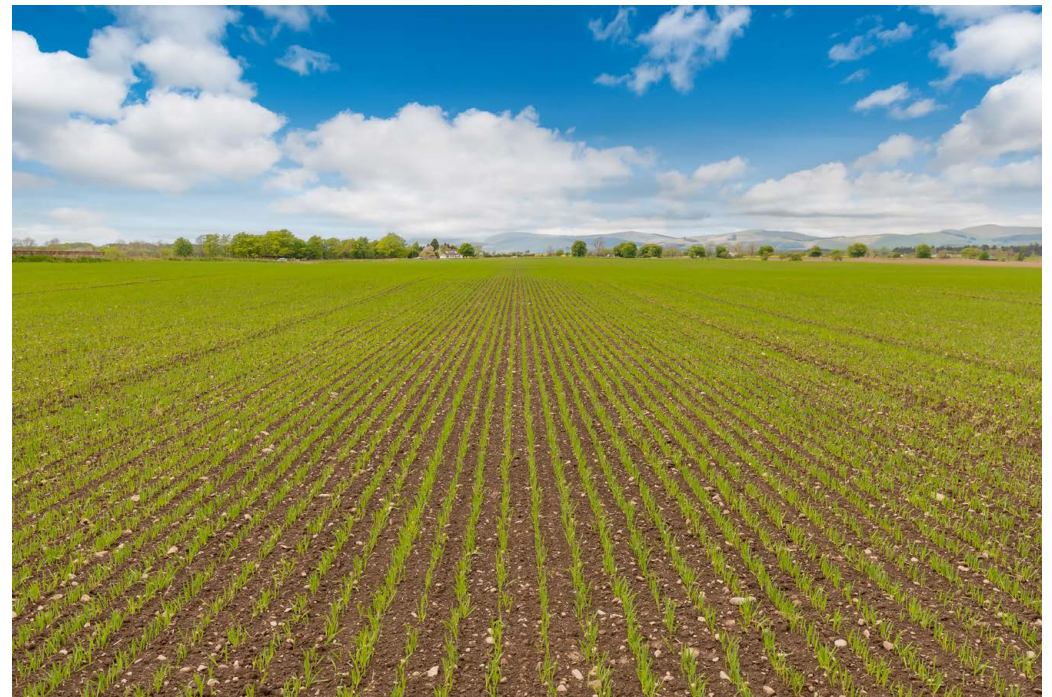
- Grade 3.1/3.2 quality arable land
- Currently down to cereal crops and potatoes
- Highly accessible location on the banks of Loch Leven

**FOR SALE AS A WHOLE**

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 **OnTheMarket**





### SITUATION

The land at Kinross sits immediately to the south of the town of Kinross just of the B996. The city of Perth lies just 18 miles to the north and the city of Edinburgh 25 miles to the south. Kinross provides a range of daily amenities including shops and supermarkets, local retailers and a garage.

Nearby 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 well served by a wide variety of agricultural contactors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. The livestock market at Stirling, about 25 miles west has regular sales.

### DESCRIPTION

The land at Kinross comprises two large arable field extending to approximately 92.16 acres (37.30 Ha) . The land is principally down to cereal crops with some also down to potatoes. The land is classified by the James Hutton institute as Grade 3.1 and 3.2 meaning it is suitable for a variety of crops.

The land is gently sloping towards Loch Leven and enjoys a superb outlook. The land ranges from approximately 107 metres to 120 metres above sea level at its highest point and is made up of brown soils and mineral podzols that are naturally free draining. The fields are of a good practical size with good access.

### IACS

All the farmland is registered for IACS purposes and the farm code is 487/0024

### CROPPING SCHEDULE

Field	Area (Acres)	Area (Ha)	2019	2020	2021	2022	2023
1	41.73	16.89	PGRS	PGRS	PGRS	WPOTS	SO
2	46.90	18.98	PGRS	PGRS	WPOTS	WPOTS	SO

### NITRATE VULNERABLE ZONE (NVZ)

The land at is included within a Nitrate Vulnerable Zone.

### CLAWBACK PROVISION

The land at Kinross shall be sold subject to a 20 year clawback provision in favour of the seller should planning permission be granted for the development on any part.

### BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. 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 2024 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 Non-Less Favoured Area.

#### **LOCAL AUTHORITY**

Perth and Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD. T: 01738 475000

#### **SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE**

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

#### **MINERALS**

The mineral rights are included.

#### **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.

#### **INGOING VALUATION**

The purchaser(s) of 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 Kinross take the B996 south, immediately upon leaving the town the land lies on the left and access can be taken via the first left.

### POST CODE

KY13 9JT

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///chariots.recapture.clashing

### SOLICITORS

McCash & Hunter, 25 South Methven Street, Perth, PH1 5ES. T: 01738 620451

### 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 in our Galbraith Perth office on 01738 451111 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 May 2024.





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