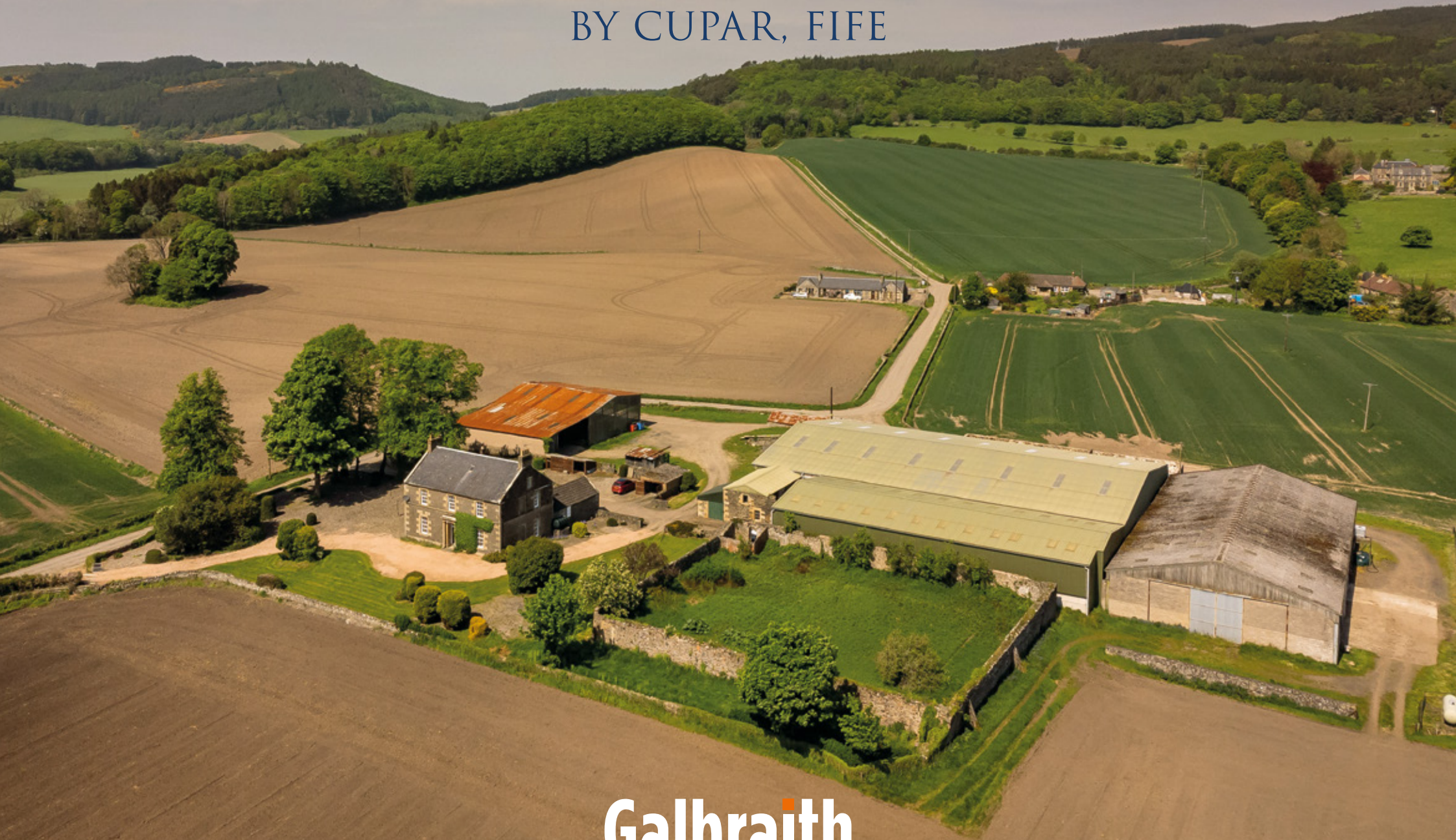


# AYTON FARM

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## BY CUPAR, FIFE



**Galbraith**



# AYTON FARM BY CUPAR, FIFE

## **A HIGHLY PRODUCTIVE ARABLE FARM, CENTRED ON AN ATTRACTIVE 'B' LISTED FARMHOUSE**

Cupar 5 miles    Dundee 15 miles    St Andrews 15 miles    Perth 17 miles    Edinburgh 46 miles

**About 348.56 acres (141.06 hectares)**

Traditional 'B' Listed Farmhouse - 3 reception rooms, 4 principal bedrooms

Well-tended garden with adjacent walled garden

Practical range of agricultural buildings

283.52 acres (126.85 ha) arable

25.3 acres (10.24 ha) permanent pasture

Sought after rural setting in Fife

Highly commutable for Dundee, Perth and Edinburgh

EPC = F

**FOR SALE AS A WHOLE**

## **Galbraith**

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

16 St Catherine Street  
Cupar  
KY15 4HH  
01334 659 980  
cupar@galbraithgroup.com



## SITUATION

Ayton Farm lies within a highly productive and accessible part of North Fife, conveniently close to the county town of Cupar and the city of Dundee. Cupar, which offers a wide range of facilities and amenities including primary and secondary schooling, supermarkets, retailers and a railway station, lies about 5 miles to the east. Dundee, known as the City of Discovery, with its extensive amenities and attractions, including the V&A Museum, Discovery Point which is home to RSS Discovery and both a railway station and airport, which provides daily flights to London. Edinburgh can be reached in just over an hours' car journey with its international airport, universities, cultural centres and other extensive cities amenities. Further to the railway stations in Cupar and Dundee, there is also Ladybank Railway Station about 5 miles south which provides regular daily services north and south.

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 contactors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. The livestock markets at Stirling, some 47 miles south west, have regular sales.

There is a wide range of recreational activities within easy reach of Ayton 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. The famous and historic university town of St Andrews lies about 16 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.



## DESCRIPTION

Ayton Farm extends in total to just over 348.56 acres (141.06 hectares) and is made up of two principal blocks of farmland, centred on a most attractive period farmhouse, with a practical range of modern agricultural sheds to the rear and a walled garden to the east. Ayton Farm has been farmed by the same family for nearly 100 years and owned for just over 65 years. Some 20 years ago the land at Ayton Hill was purchased which completes the subjects for sale. The farmland of Ayton Farm is principally arable, with some permanent pasture ground.

## METHOD OF SALE

Ayton Farm is offered for sale as a whole.

## AYTON FARMHOUSE

Ayton Farmhouse is a most attractive, 'B Listed' traditional farmhouse, of stone construction under a slate roof with sash and case windows. It enjoys a southerly aspect looking out over the farm and onto the surrounding countryside with the farm buildings lie to the north of the farmhouse and the walled garden to the east. Ayton Farmhouse sits within a well-tended garden, principally down to lawn, with mature deciduous trees giving an established backdrop to the house.

Ayton Farmhouse provides well-proportioned, light and bright accommodation over two principal floors. It has retained some lovely original features including paneled doors, decorative corning, deep skirtings and sweeping staircase with painted balustrades and wooden handrail. The sitting room enjoys a double aspect with views to the south and west and centred on an open fire. The dining room is a good-sized reception room with a southerly outlook. The breakfasting kitchen with Aga sits to the rear of the house, with the farm office immediately adjacent and a practical utility room lying beyond. A study and shower room completes the ground floor accommodation.

The staircase leads to a good-sized landing with a tall staircase window. There are 4 principal bedrooms, with a family bathroom on the first floor with two charming attic bedrooms on the second floor. In addition, there are useful outbuildings attached to the farmhouse to the north providing useful storage.

The accommodation, over three floors, comprises:-

### Ground Floor:

Vestibule, Hall, Sitting Room, Dining Room, Bedroom 5/Study, Shower Room, Breakfasting Kitchen with larder off, Farm Office, Back Hall, Utility Room

### First Floor:

Landing, 4 Bedrooms, Bathroom.

### Second Floor:

2 Attic Bedrooms, Store

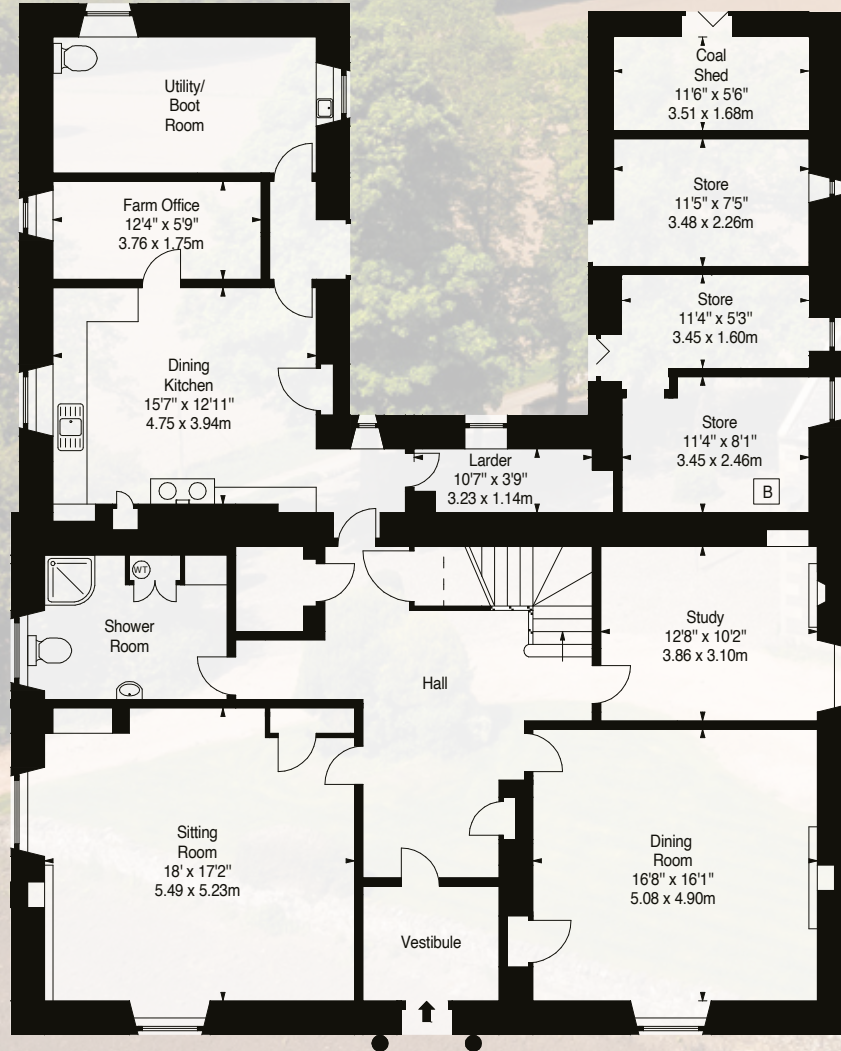




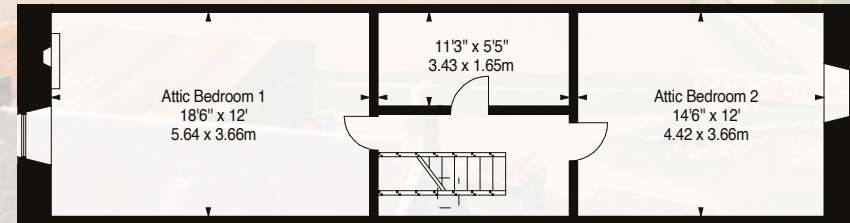
# AYTON FARMHOUSE

Approx. Gross Internal Area  
3972 Sq Ft - 369.00 Sq M  
(Including Coal Shed & Stores)

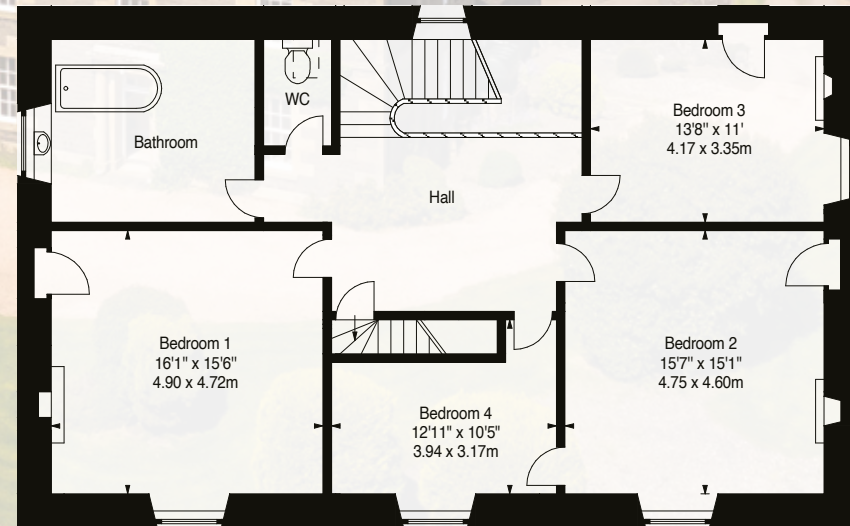
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Ground Floor



Second Floor



First Floor

### Farm Buildings

Ayton Farm is well equipped with a 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 A913 with a yard adjacent. The farm buildings comprise:

#### **Pole Barn (27.12m x 18.70m)**

#### **General Purpose Shed (46.89m x 31.55m)**

Steel portal frame construction under box profile roof with combination stone and concrete block walls and concrete floor. There is a workshop and office within the GP Shed.

#### **Grain Store (35.96m x 11.68m)**

Steel portal frame construction under box profile roof with concrete panel and box profile walls and concrete floor. Attached to the south of the General Purpose Shed.

#### **Ripon Shed (40.97m X 21.64m)**

Attached to the General Purpose Shed. Timber walls under fibre cement roof.









## THE LAND

Ayton Farm, extending to approximately 348.56 acres (141.06 ha) in total, rises from about 55 metres above sea level to about 225 metres above sea level at the top of Ayton Hill. The land is in good heart with the farming policy allowing for a rotation of a range of crops.

The agricultural land making up Ayton Farm lies over two principal blocks. The first block, lying immediately adjacent to the farmhouse and the agricultural sheds and crossing immediately over the A913 trunk road, extends in total to about 236.34 acres (95.65 ha). This ground is classified principally Grade 3.1 by the James Hutton Institute and comprises good sized, easily worked fields. The ground is predominately level with some parts gently sloping, with access either off the public road or the network of tracks. The land has been farmed with a variety of crops including cereals and peas.

The second block of land lies a short distance to the north of Ayton Farm and is known as Ayton Hill. It lies to the northwest of the farmhouse and extends to about 112.22 acres (45.41 ha). This ground is principally classified as Grade 4 (1) by the James Hutton Institute and is of a sloped nature, with access from the farm track. The land is principally cropped with arable crops, with smaller areas of permanent pasture.

## IACS

All the farmland is registered for IACS purposes and the farm code is 383/0007.

## NITRATE VULNERABLE ZONE (NVZ)

The land at Ayton Farm falls within the Strathmore and Fife Nitrate Vulnerable Zone.







## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

### BASIC PAYMENT SCHEME (BPS) 2024

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) 2024 for the remainder of the scheme year.

### LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

None of the land is designated as being within a Less Favoured Area.

### HISTORIC SCOTLAND

Ayton Farmhouse is a 'B' Listed property and there is one area listed as a Scheduled Monument on the Farm. Further details are available from the Selling Agents.

### 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.

### 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 Ayton Farm are included in the sale price. No other items are included unless mentioned in the sales particulars.

### INGOING VALUATION

The purchaser(s) of Ayton 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 Cupar, take the A913 northwards headed for Perth. After 3.5 miles turn left at the junction onto the A92 and immediately left back onto the A913. Follow the A913 for 1.5 miles then turn right on to the track signed Ayton Farm and Denmuir. Ayton Farmhouse is situated on the right after about 250 m.

### POST CODE

KY14 6JQ

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///wordplay.weeded.wiring

### SOLICITORS

Liddle & Anderson  
2 Market Street  
Bo'ness  
EH51 9AD

### 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, farmland 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 Alistair Christie in our Galbraith Stirling office, Email: alistair.christie@galbraithgroup.com.

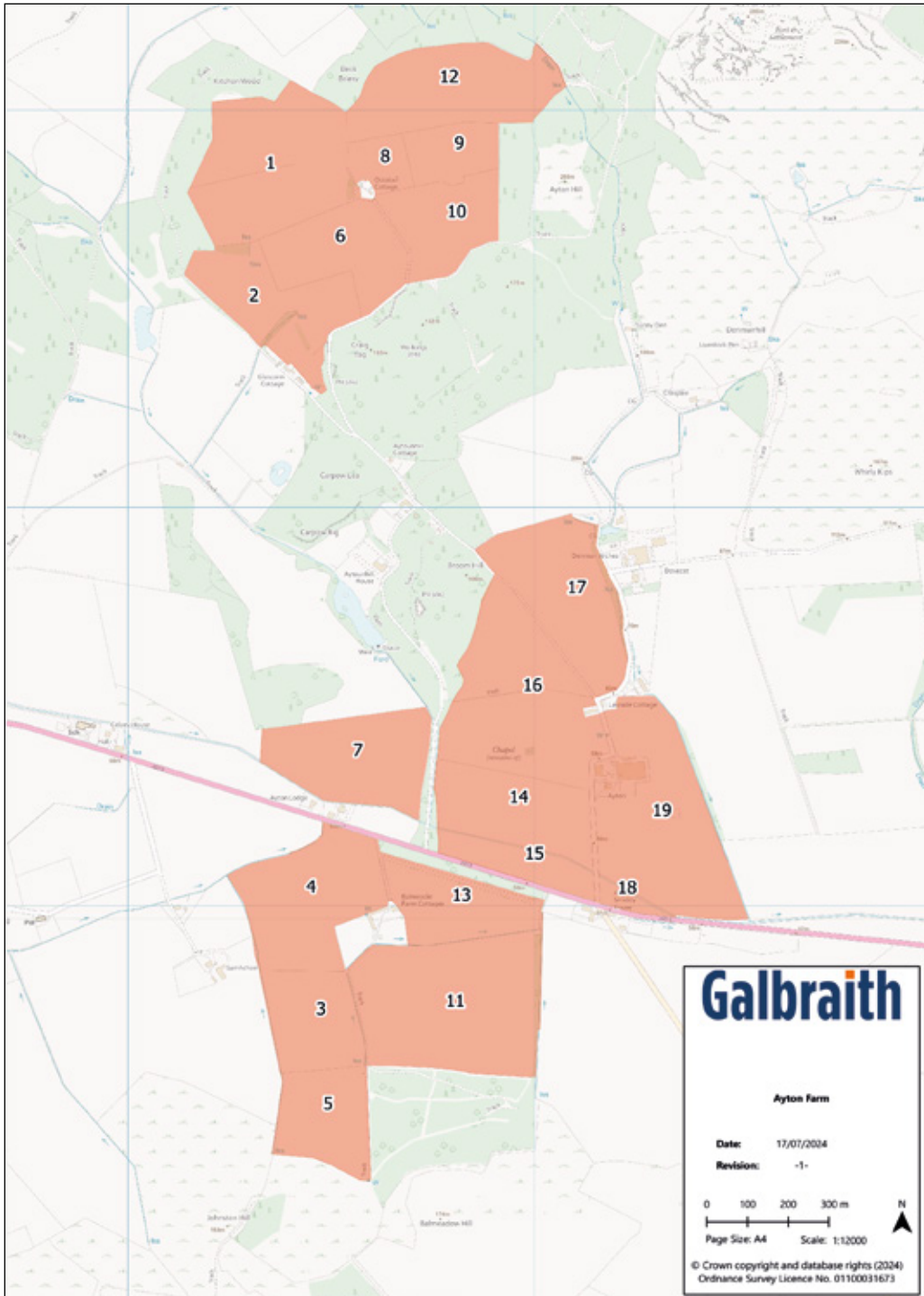
## CROPPING SCHEDULE

LPID	Field No.	Ha	Ac	2024	2023	2022	2021	2020
NO/29352/19861	1	11.88	29.36	SB	FALW	SB	SB	SB
NO/29364/19512	2	7.20	17.79	PGRS	PGRS	PGRS	PGRS	PGRS
NO/29456/17713	3	5.39	13.32	WW	WW	SPEAS	SB	WW
NO/29469/18033	4	9.22	22.78	SB	SB	WW	WW	SB
NO/29481/17465	5	5.40	13.34	SB	WW	WW	WW	SB
NO/29538/19662	6	6.19	15.30	SB	SB	SB	SB	SB
NO/29547/18359	7	7.96	19.67	WW	WW	WW	SPEAS	WW
NO/29577/19880	8	1.81	4.47	FALW	SB	SB	SB	FALW
NO/29765/19898	9	3.04	7.51	PGRS	PGRS	PGRS	PGRS	PGRS
NO/29773/19711	10	5.45	13.47	SB	SB	SB	SB	SB
NO/29798/17751	11	14.75	36.45	WW	WW	SPEAS	SB / WW	WW
NO/29808/20052	12	9.36	23.20	FALW	SB	SB	SB	FALW
NO/29813/17984	13	4.76	11.76	SB	WW	WW	WW	SB
NO/29937/18250	14	6.87	16.97	WW	SPEAS	SB	SB	WW
NO/29952/18115	15	3.12	7.71	WW	SPEAS	FALW	SB	WW
NO/29966/18512	16	13.06	2.27	SPEAS	SB	SB	WW	SPEAS
NO/30079/18780	17	8.66	21.40	WW	SPEAS	SB	SB	WW
NO/30224/18012	18	0.73	1.80	WW	WW	FALW	WW	WW
NO/30315/18209	19	12.24	30.25	SPEAS / WW	WW	WW / FALW	WW	SPEAS / WW
<b>Total</b>		<b>137.08</b>	<b>308.82</b>					

### 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.







**Galbraith**