

**Galbraith**

**LAND AT OVERGLINNS**

FINTRY, BALFRON, GLASGOW, STIRLINGSHIRE





# LAND AT OVERGLINNS, FINTRY, BALFRON, GLASGOW, STIRLINGSHIRE

4 blocks of bare agricultural land close to the village of Fintry

Fintry 1.6 miles ■ Balfron 5.2 miles ■ Stirling 14.5 miles

**Acreage 21.32 Ha (52.68Acres)**

- 4 blocks of land with excellent access
- Land situated in rural yet accessible location
- Productive blocks of grazing and cropping land

**FOR SALE AS A WHOLE OR IN 4 LOTS**

**Galbraith**

Stirling  
01786 434600  
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 **OnTheMarket**







### SITUATION

Land at Overglinns is located 1.6 miles North of Fintry on the B822, 5.2 miles East of the village of Balfron and 14.5 miles West of the city of Stirling. The land is situated in an accessible area of rural Stirlingshire.

### DESCRIPTION

Land at Overglinns extends to 21.32 Ha (52.68 Acres) of agricultural land which has been split into 4 lots. The land is currently used for the purposes of grazing and fodder production and has, in the past, been cropped.

### METHOD OF SALE

Land at Overglinns is offered for sale as a whole or in 4 Lots.

#### Lot 1: 12.55 Ha (31.01 acres)

Land at Lot 1 Overglinns extends to 12.55 Ha (31.01 Acres) of grazing and cropping land. The land is made up of predominantly Grade 4.1 land as classified by the James Hutton Institute with an area

of Grade 4.2 to the east of the lot. The land within Lot 1 rises from 86m to 96m above sea level and is rolling in nature. The land is generally made up of mineral gleys with a small area of alluvial soils. The land can be accessed directly from the B822, where there is a hard standing used for bale storage and also from the private road leading to Campsie Glen Holiday Park.

#### Lot 2: 4.27 Ha (10.55 Acres)

Land at Lot 2 Overglinns extends to 4.27Ha (10.55 Acres) of grassland. The land has been classified as Grade 4.1 by the James Hutton Institute. The land within this lot sits between 76m and 87m above sea level and is generally west facing with a gentle slope. The land is generally made up of mineral gleys and a small area of alluvial soils. Lot 2 can be accessed directly off the private road leading to Campsie Glen Holiday Park.

The missives for the sale of Lot 2 will be subject to the Purchaser(s) granting a standard security in favour of the vendors to Clawback 25% of the uplift in value, in the event of planning permission being granted for development of any purpose other than agricultural, over any part of the holding being obtained subsequent from the date of entry for a period of 25 years.



### Lot 3: 2.70 Ha (6.67 Acres)

Lot 3 extends to 2.70 Ha (6.67 Acres) of grassland. The land has been classified as Grade 4.2 by the James Hutton Institute. The land is made up predominantly of mineral gleys. This lot can be accessed directly off the private road leading to Campsie Glen Holiday Park where the land sits to the south and is bound by both the unclassified road and the B822.

### Lot 4: 1.80 Ha (4.45 Acres)

Lot 4 extends to 1.80 Ha (4.45 Acres) of grassland. The land has been classified as Grade 4.1 by the James Hutton Institute with a small area of Grade 4.2 to the east. The land within this lot sits between 77m and 93m above sea level. Lot 4 again can be accessed directly off the private road leading to Campsie Glen Holiday Park.

The land can be summarised in the table below.

Lot 1 - Red	Ha	Ac	Use	BPS Region	LFASS
1	10.84	26.79	PGRS	1	Non -LFA
2	1.71	4.23	PGRS	n/a	-
<b>Total</b>	<b>12.55</b>	<b>31.01</b>			
Lot 2 - Blue					
3	4.27	10.55	PGRS	1	Non -LFA
Lot 3 - Yellow					
4	2.70	6.67	PGRS	1	Non -LFA
Lot 4 - Orange					
5	1.80	4.45	PGRS	1	Non -LFA
<b>Total</b>	<b>21.32</b>	<b>52.68</b>			

### IACS

The majority of the farmland is registered for IACS purposes and the farm code is 95/820/0020. Please note that the southernmost field in Lot 1, to the north of the access road is not currently registered for BPS purposes.

### 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) 2024 for the remainder of the scheme year.

### NITRATE VULNERABLE ZONE (NVZ)

The land at Land at Overglinns is not included within a Nitrate Vulnerable Zone.

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

None of the land is classified as eligible for support under Less Favoured Area Support (LFASS).

### HISTORIC SCOTLAND

No parts of the property are subject to any listings or designations by Historic Scotland.

### LOCAL AUTHORITY

Stirling Council, 1-3 Port Street, Stirling, FK8 2EJ





## SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Cadzow Court, 3 Wellhall Road, Hamilton, ML3 9BG

Tel: 0300 244 3665

Email: SGRPID.hamilton@gov.scot

### MINERALS

The mineral rights are included 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

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sales particulars.

### INGOING VALUATION

The purchaser(s) of Land at Overglinns 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 Fintry take the B822 towards Kippen, continue for 1.3 miles and then turn right onto an unclassified road heading towards Campsie Glen Holiday park. The majority of the land can be accessed off of this road, with the remainder being accessed directly off the B822.

From the A811 at the Kippen Station Roundabout, take the B822 exit towards Fintry/Kippen. Continue on the B822 for 6.1 miles through Kippen towards Fintry, the entrance to Lot 1 will be located on the right-hand side where there is a small hardcore area which is currently utilised as a bale storage yard. The remainder of the lots can be accessed if you take the next right towards Campsie Glen Holiday Park and continue on this road where the lots will be situated to both the north and south.

### POST CODE

G63 0LP

### WHAT3WORDS

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

Lot 1: ///enchanted.arranger.potential

Lot 2: ///airless.bands.originate

Lot 3: ///sectors.distanced.landscape

Lot 4: ///paddocks.live.brass





## SOLICITORS

McArthur Stanton, 15-17 Colquhoun Street, Helensburgh, G84 8AN  
Tel:01436 678822

## 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

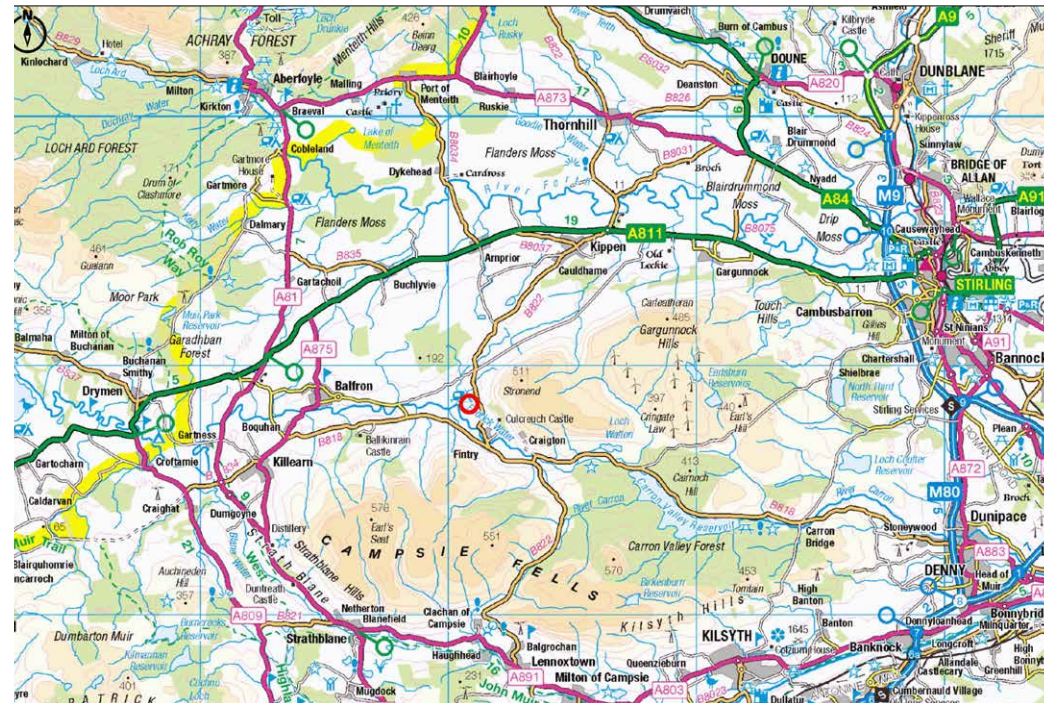
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

## AMC PLC FINANCE

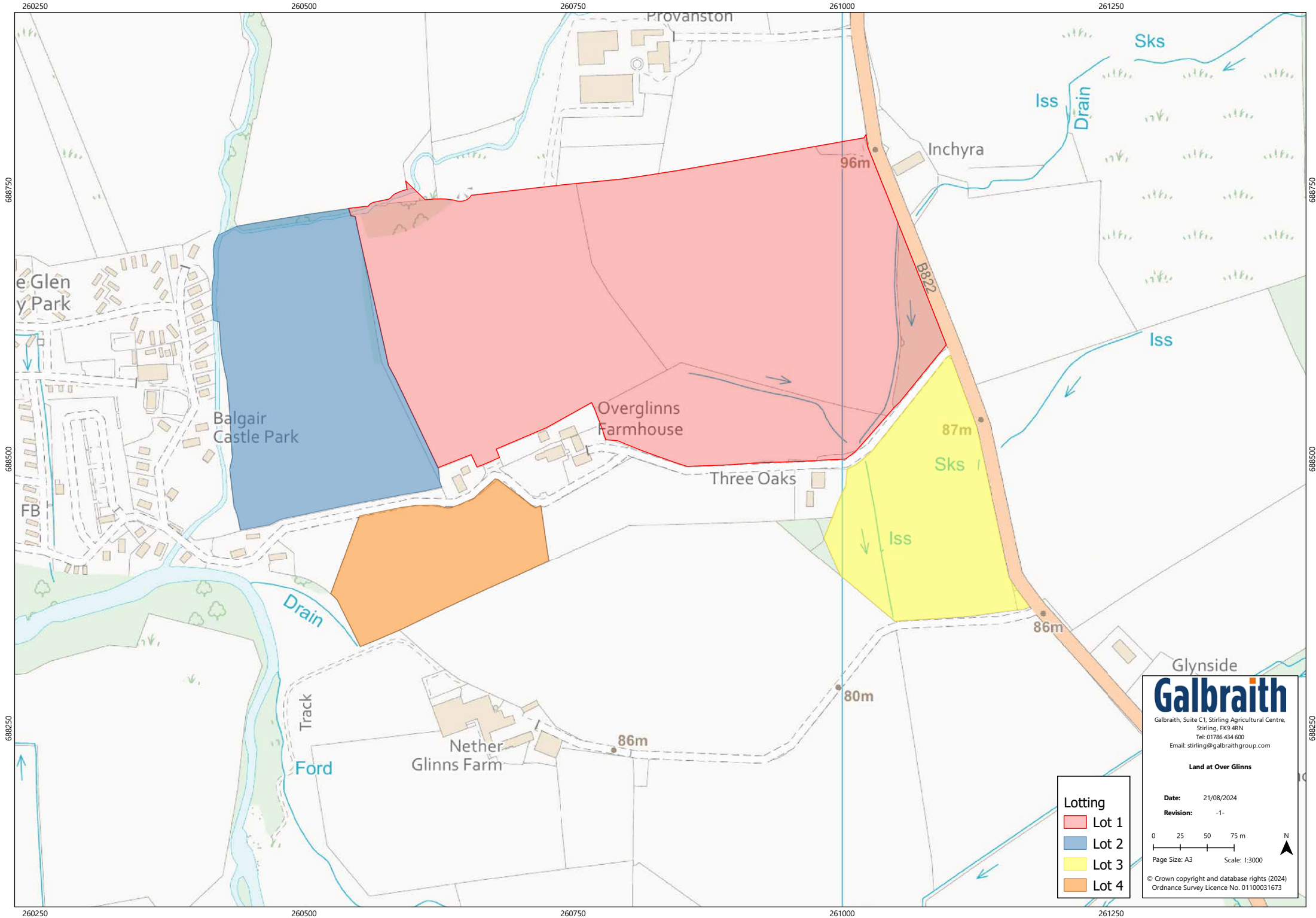
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr office on 01292 292533 Email: [alice.wilson@galbraithgroup.com](mailto:alice.wilson@galbraithgroup.com) or speak with the selling agent who will be able to direct you accordingly.

## 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 September 2024.







**Lotting**

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

**Galbraith**  
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**Land at Over Glinns**

**Date:** 21/08/2024  
**Revision:** -1-

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Page Size: A3 Scale: 1:3000

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