



Galbraith

LAND AT BALBAIRD AND CATHERIE

BALBAIRD, LEVEN, FIFE



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Two blocks of productive Grade 3.2 land in Fife

Leven 6 miles ■ St Andrews 9 miles ■ Cupar 10 miles
Dundee 20 miles ■ Perth 32 miles

About 141.74 acres (57.36 hectares)

- Productive Grade 3.2 land
- Suitable for growing a wide range of crops
- Located in an accessible location in Fife

For Sale as a Whole

Offers Over £1,100,000

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com





SITUATION

The Land at Balbaird and Catherie is situated about 2 miles north east of Upper Largo, 6 miles north of Leven and 10 miles south of Cupar in the county of Fife. Cupar is a popular town with a wide range of facilities and amenities including primary and secondary schooling, supermarkets, retailers and a railway station.

The city of Dundee, approximately 20 miles north, provides a comprehensive offering of city shops, services and amenities, as well as being home to Scott's RSS Discovery and the V&A museum. It also offers two universities, swimming pool, railway station and airport, providing daily flights to London. The city of Perth is under an hour's drive and provides a comprehensive range of services and facilities including national retailers, theatre, concert hall, swimming pool, museum as well as bus and train stations providing excellent transport networks.

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 63 miles west has regular sales.

DESCRIPTION

The Land at Balbaird and Catherie extends to 141.74 acres (57.36 hectares) in total and lies in two individual blocks on either side of the A915, the main road connecting Upper Largo and St Andrews. Principally arable, the land is classified as being Grade 3.2 by the James Hutton Institute meaning it is capable of growing a wide range of crops. It is well fenced and is both relatively flat or gently slopping rising from approximately 140m above sea level to 170m above sea level. The land at Balbaird, to the west, can be accessed directly from the public road whereas the Land at Catherie, to the east, is accessed by a private farm road over which there is a servitude right of access. The fields are of good practical size suitable for modern machinery.



METHOD OF SALE

The Land at Balbaird and Catherie is offered for sale as a whole

CROPPING SCHEDULE

LPID	Field Number and name	Hectares	Acres	2025	2024	2023	2022
NO/44084/06049	1	19.17	47.37	WW	SO	WW	WO
NO/44907/05717	2	6.98	17.25	WW	WO	WW	WO
NO/44998/05978	3	14	34.59	Green Manure	WW	WO	WW
NO/45048/06108	4	3.3	8.15	PGRS	PGRS	PGRS	PGRS
NO/45131/05683	5	6.4	15.81	WW	WO	WW	WO
NO/45151/05826	6	0.27	0.67	PGRS	PGRS	PGRS	PGRS
NO/45250/06137	7	3.96	9.79	TGRS	TGRS	TGRS	TGRS
NO/45393/05923	8	3.1	7.66	TGRS	TGRS	TGRS	TGRS
TOTAL		57.39	141.81				

IACS

All the farmland is registered for IACS purposes and the farm code is 337/0048.

NITRATE VULNERABLE ZONE (NVZ)

The Land on the western side of the A915 is included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

The land is subject to Agri-Environment Climate Scheme (AECS) funding. It is a condition of the sale that the purchaser(s) sign the transfer obligation forms in respect of the AECS funding and will comply with the rules of the scheme for the remainder of the contractual period. The projected income is shown below. Further details are available from the selling agents.

2026	£9,892
2027	£9,892

BASIC PAYMENT SCHEME (BPS) 2025

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 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-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Fife Council, Fife House, North Street, Glenrothes, KY7 5LT T:0345 155 0000

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 The Land at Balbaird and Catherie shall, in addition to the purchase price, be obliged to take over and pay for 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 head south on the B940 and the B941 for approximately 8 miles. Turn right at the Largoward cross junction onto St Andrews Road (A915). Continues for approximately 2 miles and the land will lie on either side on the A915.

POST CODE

KY8 5QW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///panoramic.lunges.snack

SOLICITORS

Thorntons Solicitors, 49 Bonnygate, Cupar, KY15 4BY T: 01334 656 564

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

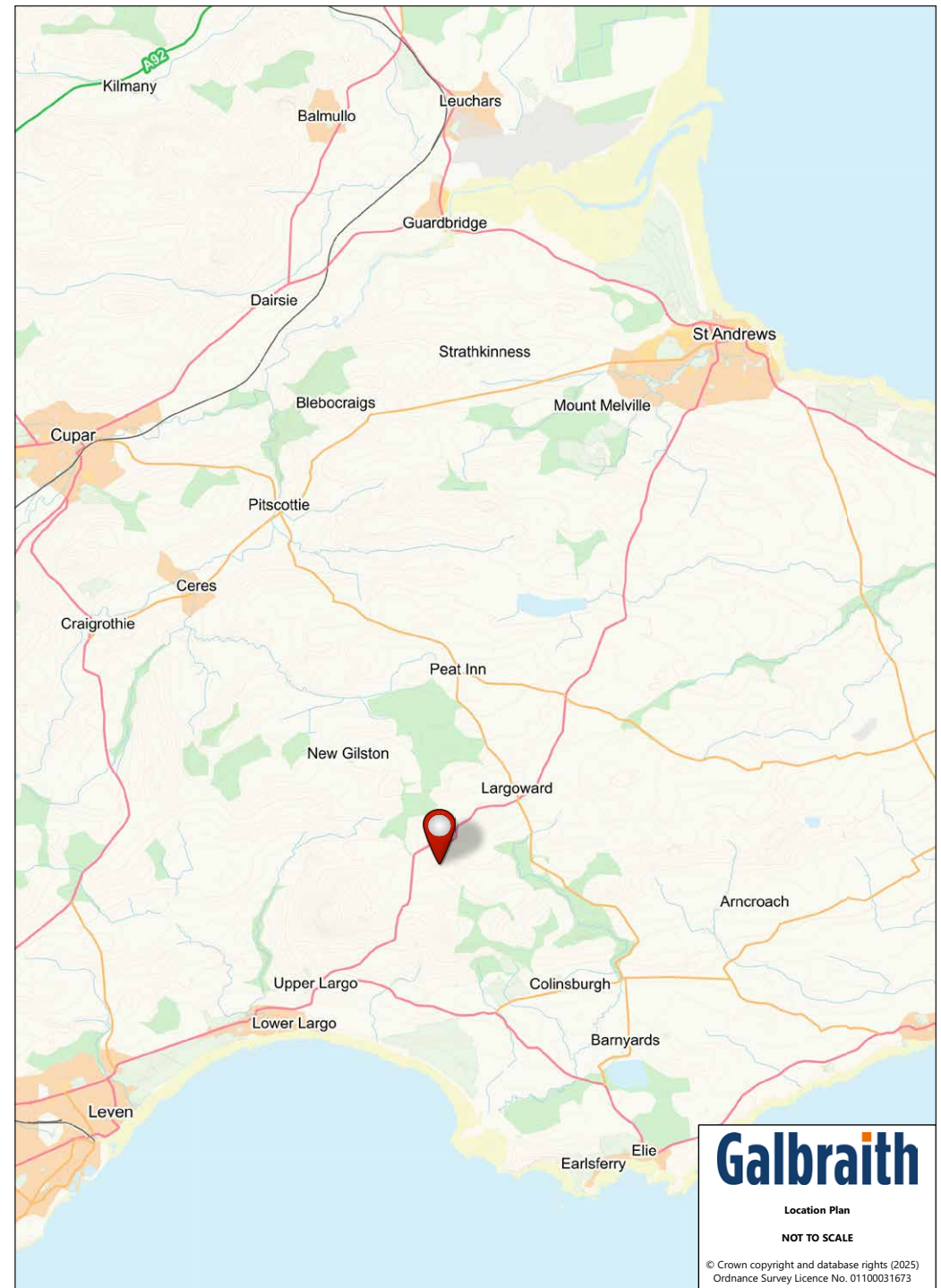
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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 Chrisie in confidence in our Galbraith Stirling office on 01786 435 047 or email alistair.christie@Galbraithgroup.com

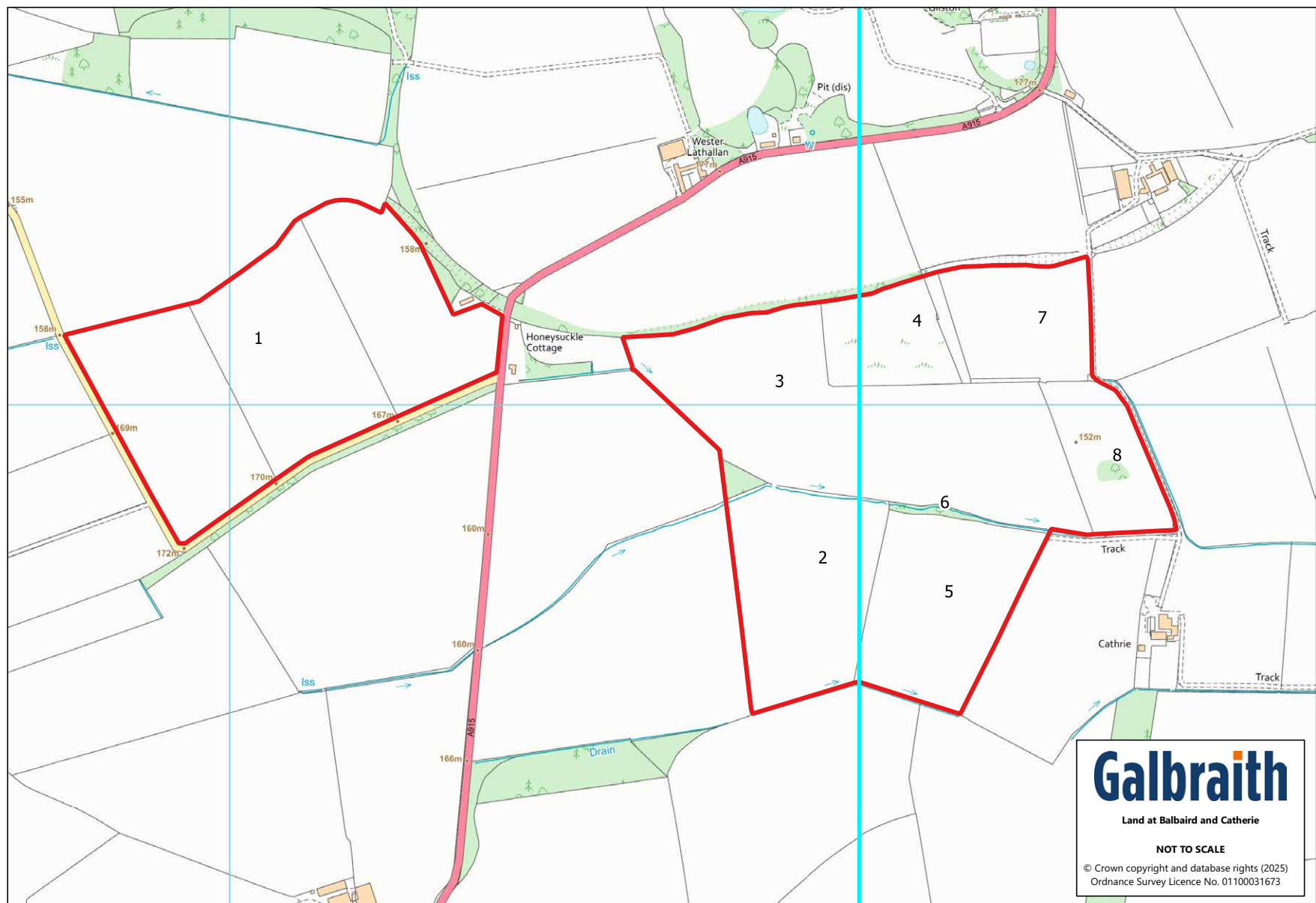


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Location Plan

NOT TO SCALE

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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 July 2025



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