



Galbraith

# LAND AT WHITEHILL

LUNCARTY, PERTHSHIRE

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A block of quality arable land located in a renowned agricultural area.

Luncarty 2 miles ■ Perth 8 miles ■ Dundee 30 miles

About 97.60 acres (39.5 hectares) in total

- 92.09 acres (37.27 hectares) of Grade 3.1 arable land
- A single block of Grade 3.1 land capable of supporting a broad range of crops including potatoes, barley and oil seed rape.
- The land is located in a highly accessible location being in close proximity to the A9 motorway.

For Sale as a Whole

## Galbraith

Perth  
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 OnTheMarket



## GENERAL

The land is located in the county of Perthshire, renowned as a highly productive arable area. The land at Whitehill once formed part of the neighbouring Cowford Farm before being purchased by the Vendor where it was farmed in conjunction with another holding. The land offers a perfect investment opportunity or a bolt on to an existing holding.

## SITUATION

The land at Whitehill is situated in a highly accessible location, sitting 2 miles from both the A9 road and the village of Luncarty. The A9 provides easy access to a range of settlements with good vehicular access to both north and south. The larger settlement of Perth is located 8 miles to the east with the city of Dundee a further 30 miles to the east.

## METHOD OF SALE

Land at Whitehill is offered for sale as a whole.

## DESCRIPTION

The land consists of 4 parcels which surround a complex of dwellings not included in the sale. The farmland extends to approximately 92 acres of Grade 3.1 arable land. According to the James Hutton Institute this land will be capable of supporting a wide range of crops due to the quality of soil and drainage in place; the land has been used to grow a range of cereal crops as well as potatoes and in the past has grown vining peas and shopping turnips. The land consists of Balrownie Brown Earth soils with the land descending in a south-easterly direction from 110 metres above sea level to around 105 metres above sea level.

The field boundaries have benefited from having grass margins which has added to the biodiversity of the land. The sound crop rotation and regular liming policy has meant the soil status is in good heart with fertility and organic matter levels maintained to a good standard.

There are a further 5.51 acres (2.23 hectares) of ditches, roads and yard.

## IACS

All the farmland is registered for IACS purposes and the Main Location Code is 704/0008.

## BASIC PAYMENT SCHEME (BPS) 2023

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements are available for sale by separate negotiation.

The entitlements available are as follows: Region 1 - 37ha.

## ENVIRONMENTAL STIPULATIONS

All the land is designated as non-LFA. The land is not situated within a Nitrate Vulnerable Zone (NVZ).

## SPORTING RIGHTS

The sporting rights are included.

## MINERAL RIGHTS

The mineral rights are included.

## INGOING VALUATION

The purchaser(s) of Land at Whitehill 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 carried out in preparation for the 2023 crop valued on a labour and machinery basis.
2. All growing crops, on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such growing crops.

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

Heading north on the A9 from Perth, take the exit leading to Luncarty and Stanley, aiming for the B8063. Heading west on the B8063, take the right hand turn leading to Moneydie. Continue north through Moneydie, turning left onto an unnamed gravel track which sits perpendicular to a prominent farm steading. Continue along this road for around a mile, the land at Whitehill will be visible from the right.

## WHAT3WORDS

lush.puppy.shampoos

## VIEWING

Strictly by appointment with the Selling Agents, Galbraith. Please contact our Perth office to arrange a viewing on 01738 451111.

## 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 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.

## LOCAL AUTHORITY

Perth & Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD  
Tel: 01738 475000

## RURAL PAYMENTS INSPECTION DIRECTORATE

SGRPID, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX  
Tel: 0300 2445400

## SOLICITOR

Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP

## 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 Hope in our Galbraith Perth office on 01738 451111 Email: [ian.hope@galbraithgroup.com](mailto:ian.hope@galbraithgroup.com)

## STIPULATIONS

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. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above the Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

## DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## OVERSEAS PURCHASERS

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

## LOTTING

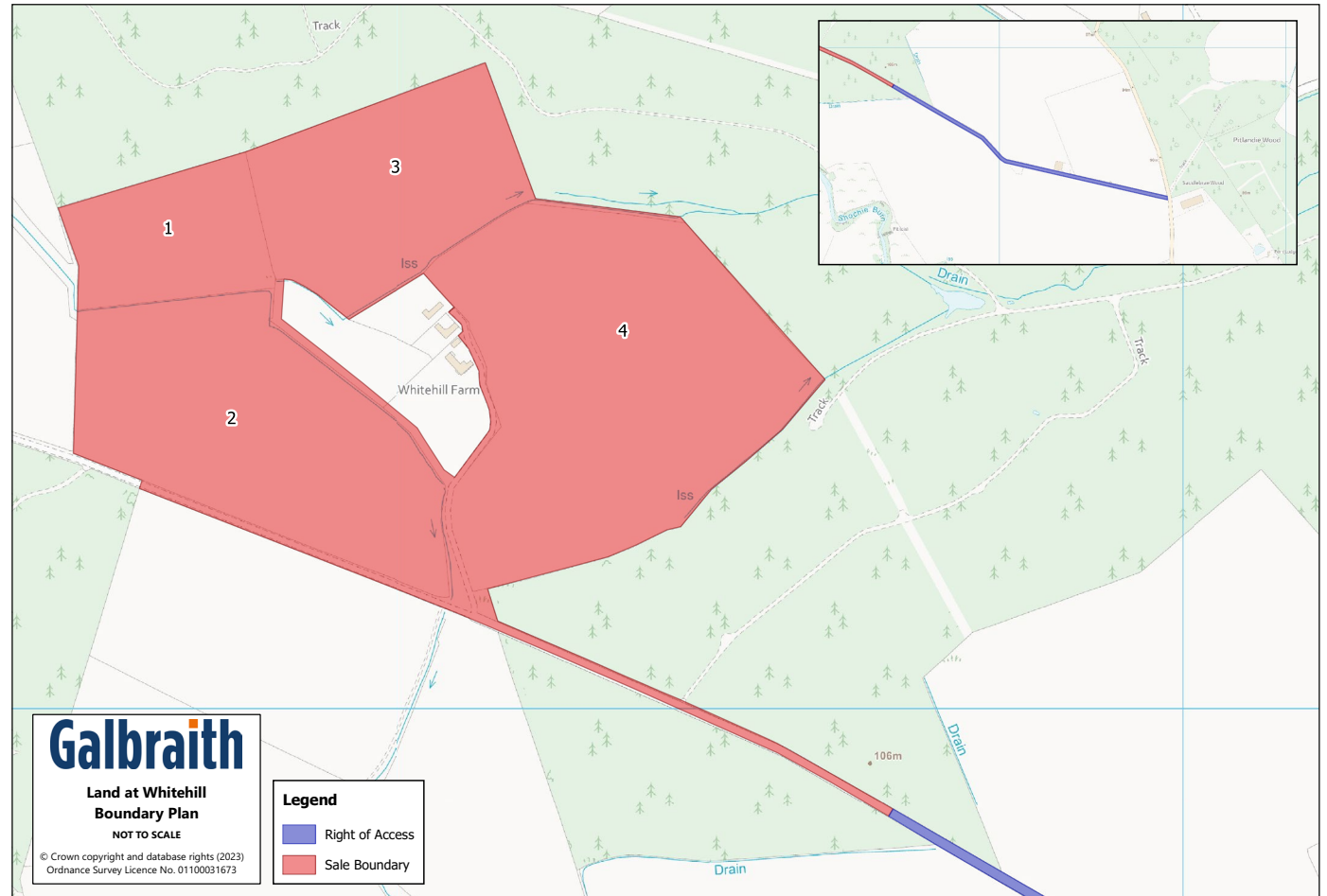
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

## GENERAL

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

## CROPPING HISTORY

Field	Area (ac)	Area (ha)	2018	2019	2020	2021	2022
1	9.34	3.78	WW	SB	SB	SB	SPOT
2	27.18	11	WW	SPOT	SB	SB	SPEAS
3	17.25	6.98	WW	SPOT	SB	SB	SB
4	38.33	15.51	WW	SB	WW	WW	SPOT
	<b>92.09</b>	<b>37.27</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, together with proof of funding and Identification. 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. Photographs taken June 2023.