

CARDENBARNS FARM

CARDENBARNS ROAD, CARDENDEN, FIFE



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Farm extending to about 151 acres with farmhouse and range of outbuildings

Kirkaldy 5 miles ■ Dunfermline 11 miles ■ Edinburgh 25 miles

151.55 acres (61.33 hectares)

Offers Over £1,350,000

- 2 reception rooms, 3 bedrooms
- Attractive south facing farmhouse
- Range of traditional agricultural buildings
- 55.52 acres (22.47 ha) arable
- 73.46 acres (29.73 ha) pasture
- Convenient location close to the A92 in Fife

FOR SALE AS A WHOLE

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com



SITUATION

Cardenbarns Farm is situated in a rural location in the County of Fife. It is located a short distance from Cardenden, a town located on the south bank of the River Ore in the parish of Auchterderran, Fife. It is equipped with day to day facilities including shops, pharmacy, two primary schools, library, train station, cafes and restaurants. Kirkaldy, 5 miles southeast, and Dunfermline, 11 miles southwest are both equipped with a greater range of services including supermarkets, international retailers, primary and secondary schooling, and both bus and train stations.

Cardenbarns Farm is conveniently located close to the A92 dual carriageway providing excellent transport networks. Edinburgh with its vibrant city amenities and international airport is less than an hour's drive south.

DESCRIPTION

Cardenbarns Farm comprises an attractive 3-bedroom farmhouse which lies adjacent to a range of traditional farm buildings, surrounded by approximately 151.55 acres (61.33 hectares) of arable and pasture ground.

METHOD OF SALE

Cardenbarns Farm is offered for sale as a whole.

Cardenbarns Farmhouse

Cardenbarns Farm Farmhouse is a harled property under a tiled roof with double glazing throughout enjoying a southerly aspect. The farmhouse connects into the workshop forming part of the steading and offers accommodation over two floors.

The accommodation over two floors comprises:

Ground Floor: Hall, Office, Breakfasting Kitchen, Sitting Room, Double Bedroom. Utility bedroom.

First Floor: 2 Double Bedrooms, Family Bathroom.

The garden lies to the front of the property and is primarily laid to lawn.

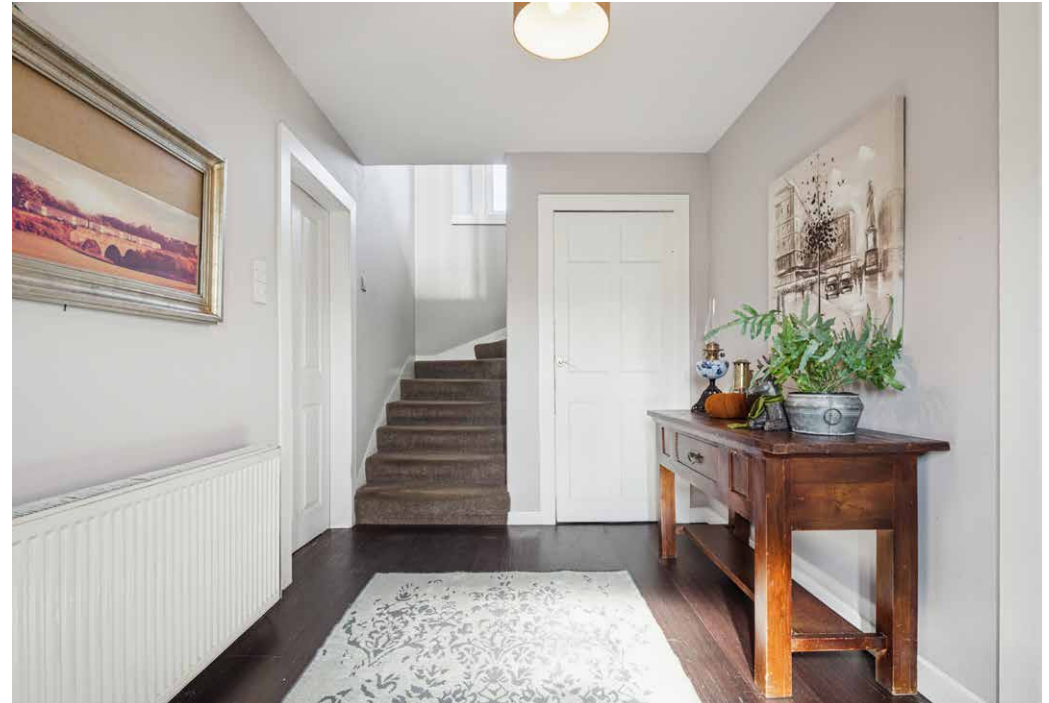
Farm Buildings

Cardenbarns Farm is equipped with a traditional steading (incorporating the farmhouse) and some more modern farm buildings, some of which are in need to repair and upgrading. The buildings lie adjacent to the farmhouse with a sizeable yard area.

The Land

Cardenbarns Farm extends to approximately 151 acres (61 ha) and is a ring-fenced unit lying to the north and south of the A92 dual carriageway with a farm track leading directly to the farmhouse and steading. The land is principally classified as Grade 3.1 and 3.2 with some area of Grade 5.1 by the James Hutton Institute. The land is relatively flat rising from approximately 102m to 130m above sea level at its highest point. The fields are of a good practical size, predominantly enclosed by stock fencing and are mainly accessed via the internal farm track with further excellent field-to-field accesses.

The area of land to the south of the A92 is former open cast mining and is now utilised as a motocross track with a radio controlled car circuit. The current passing rent is for the motocross club if circa £6,500 pa and the current passing rent for the remote control car business is £500.





The land can be classified as follows:

Land Type	Ha	Acres
Arable	22.47	55.52
Permanent Pasture	29.73	73.46
Other	9.13	22.56
Total	61.33	151.55

LPID	Field no.	HA	Acres	2025	2024	2023	2022	2021
NT/22255/94330	1	7.09	17.52	SB	PGRS	PGRS	PGRS	PGRS
NT/22355/94590	2	5.49	13.57	SB	SB	WB	SB	SB
NT/22378/94076	3	6.85	16.93	WB	SB	SB/WB	WB	WB
NT/22441/94242	4	2.57	6.35	WB	WB	WB	WB	WB
NT/22514/94402	5	5.37	13.27	SB	SB	WB	SB	SB
NT/22626/93973	6	0.70	1.73	PGRS	PGRS	PGRS	PGRS	PGRS
NT/22650/94588	7	8.79	21.72	TGRS	TGRS 1	SB	SB	SB
NT/22684/94193	8	4.66	11.51	PGRS	TGRS	TGRS	TGRS	TGRS
NT/22784/93812	9	2.45	6.05	FALW	WB	WB	WB	WB
NT/22831/94086	10	2.20	5.44	PGRS	PGRS	PGRS	PGRS	PGRS
NT/22857/94327	11	6.03	14.90	SB	SB	SB	SB	SB
NT/22885/93939	12	3.26	8.06	Other	Other	RGR	WB	PGRS
NT/23043/63851	13	5.87	14.50	Other	Other	RGR	PGRS	PGRS
Total		61.33	151.55					

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

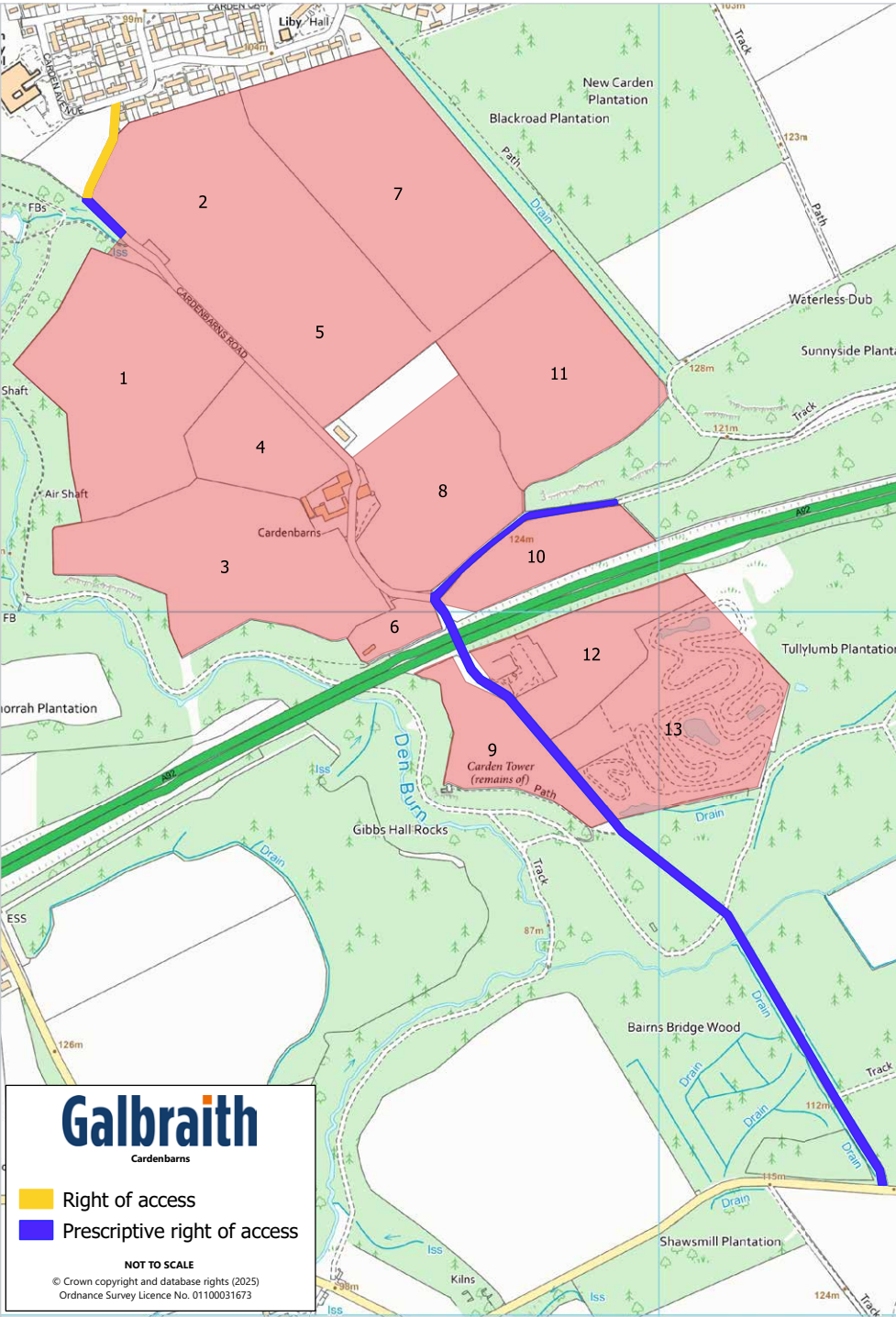
Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC	Broadband
Cardenbarns Farmhouse	Mains Water	Septic Tank	Mains	Log burning stove with back boiler	Band C	Freehold	F	FTTC

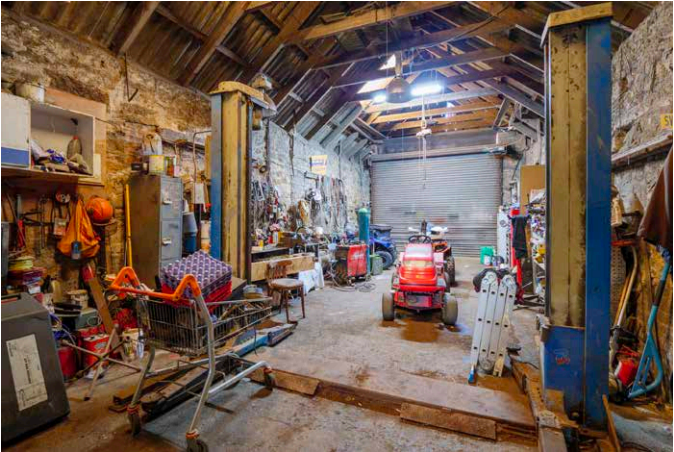
IACS

All the farmland is registered for IACS purposes and the farm code is 403/0009.

THE BUNGALOW

Situated on the north side of the access track is a separate bungalow called Morlands, which is being retained by the vendor along with an area of ground extending to circa 2.5 acres. The necessary rights of access and services will be reserved to Morlands on settlement.







ACCESS ROAD

Cardenbarns Farm has a right of access over the track, which connects to the north into Cardenden. Alternatively, the farm can be accessed to the south (with a flyover over the A92), which leads to Torbain Road; this section is more suitable for lorries and larger machinery.. Ownership is split between different owners. There is a right of way for public pedestrian access along the entirety of this road. The flyover is owned and maintained by BEAR Scotland

CLAWBACK PROVISION

Cardenbarns Farm 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.

NITRATE VULNERABLE ZONE (NVZ)

The land at Cardenbarns Farm is not included within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

The land is not subject to any Agri-Environment Climate Scheme (AECS) funding.

BASIC PAYMENT SCHEME (BPS) 2025

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 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-FAVOURLED 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

Strathearn House, Lamberkine Drive, Perth, PH1 1RX. T: 0300 244 5400

MINERALS

The mineral rights, in so far as they are owned, 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 the farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Cardenbarns 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 Cardenden continue onto Carden Avenue and turn left just before the playpark onto a private track. Cardenbarns Farm is situated about half a mile along the track.

POST CODE

KY5 0AW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///snowboard.reduce.spell

SOLICITORS

Stevenson & Marshall, 41 East Port, Dunfermline KY12 7LG

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

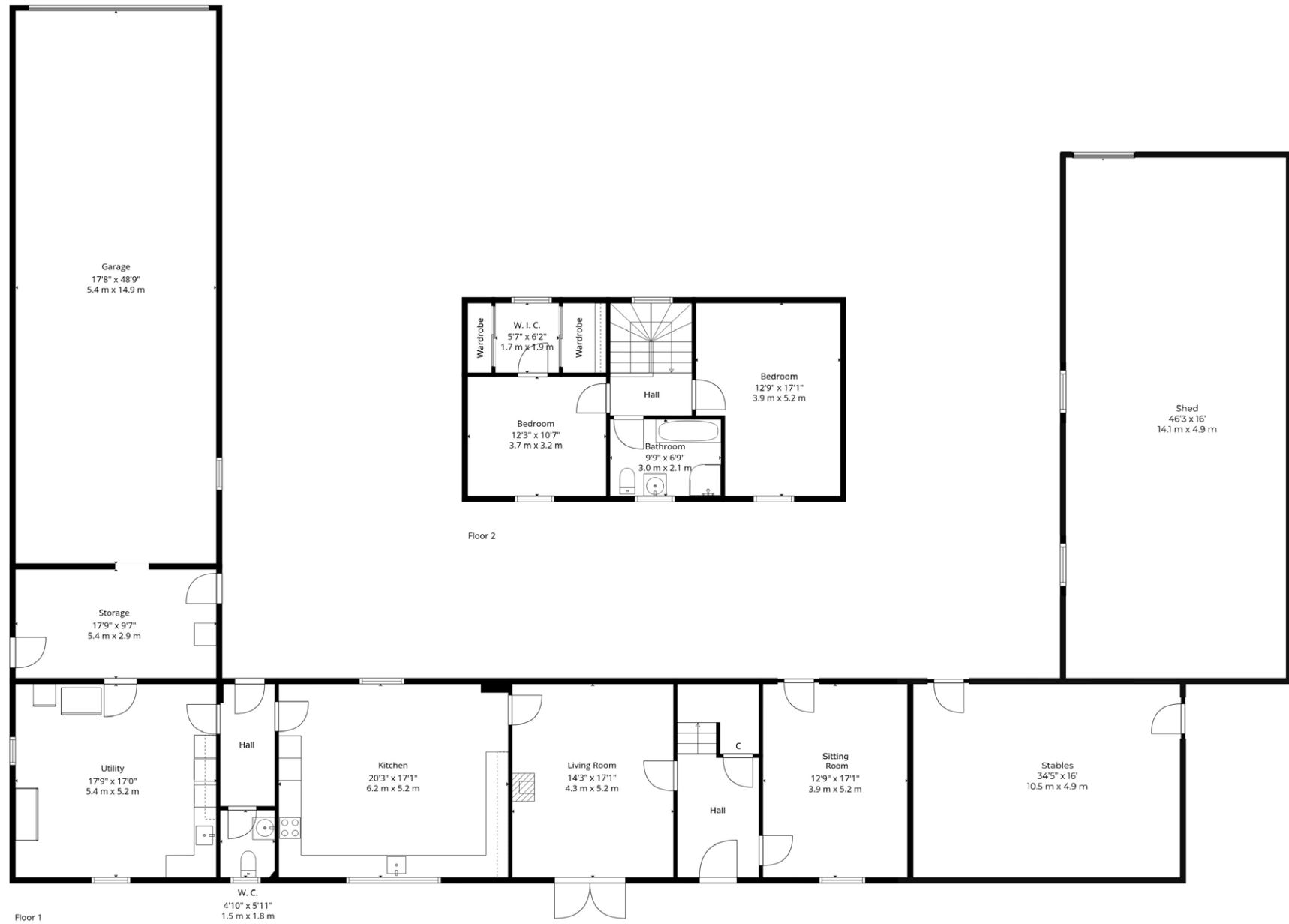
Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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.





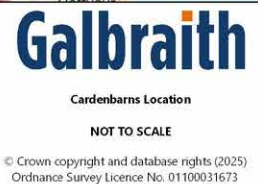


The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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.

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 Christie in confidence in our Galbraith Stirling office on 01786 435 047 or at Alistair.christie@galbraithgroup.com.

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 2025





Galbraith



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