

LETHAM FARM  
BANKFOOT, PERTHSHIRE



**Galbraith**



Lot 2

# LETHAM FARM BANKFOOT, PERTHSHIRE

## **PRODUCTIVE FARMING UNIT IN A HIGHLY ACCESSIBLE POSITION**

Perth about 8 miles    Dunkeld about 7 miles    Edinburgh about 52 miles

**About 288.42 Acres (116.77 Hectares)**

Predominantly Grade 3(1)

Currently down to arable crops, potatoes, peas and grass

Modern agricultural shed with good sized yard area

Highly accessible location, convenient for the A9 Trunk road

**For sale as a whole or in two lots**

## **Galbraith**

Lynedoch House

Barossa Place

Perth

PH1 5EP

01738 451111

[perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)

## SITUATION

Letham Farm enjoys an attractive rural setting, a short distance to the south of the village of Bankfoot in the county of Perthshire and conveniently positioned for the A9 Trunk road which passes just to the east of Bankfoot. Perth lies some 8 miles to the south whilst Dunkeld is around 7 miles to the north. Bankfoot provides good day to day services including a primary school, village shop, post office, 2 pubs, church and visitors centre. The City of Perth offers more extensive services and facilities including national retailers, banks, main line railway station, concert hall, theatre, cinema and supermarkets.

Perthshire 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 contractors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. The 2 livestock markets in Stirling, about 39 miles to the south, have regular sales.

## DESCRIPTION

Letham Farm extends to about 288.42 acres (116.77 hectares), with a modern and sizeable agricultural shed and yard area. The land is classified principally Grade 3(1) by the James Hutton Institute and sits about 47 metres above sea level to 74 metres at its highest point. The ground is predominantly level or gently sloping with access principally off the minor public road with established hedges bounding the majority of the subjects. The land has grown a variety of crops over recent years including cereal, potatoes, peas, suedes and grass.

Letham Farm benefits from a modern agricultural shed which is situated to the eastern side of the unit. It is accessed immediately off the minor public road and has a very practical level and good sized yard area adjacent.



The cropping for the current and previous four years is detailed below for each field (to be set up in two lots):-

## CROPPING SCHEDULE

FIELD	AREA (Acres)	AREA (Ha)	2019	2020	2021	2022	2023
<b>Lot 1</b>							
1	19.37	7.84	TUR/SB	SB	Fallow	WB	POT
2	27.35	11.07	TUR	WW	Peas	WW	POT
3	13.86	5.61	WB	POT	WW	SB	SB/TUR
7	5.91	2.39	SB	Peas	WB	POT	WW
8	25.87	10.47	SB	SB	POT	WW	SB/Tur
9	27.70	11.21	SB	TUR	SB	POT	WW
10	12.08	4.89	POT	SB	SB	WB	WB
12	15.00	6.07	SB	WB	Peas	WW	SB
13	11.26	4.56	SB	POT	WW	Peas	WB
20	14.48	5.9	WW	WB	SB	Peas	WB
23	38.22	15.47	SB	SB	Grass/POT	Grass/WW	Peas
<b>Lot 1 Total</b>	<b>211.10</b>	<b>85.48</b>					
<b>Lot 2</b>							
6	12.65	5.12	WB	POT	SB	TUR	SB
11	17.15	6.94	WB	POT	SB	TUR	SB
15	40.80	16.51	POT/WW	WW/Peas	TUR/WB	SB/CAR	CAR/SB
18	6.72	2.72	Grass	Grass	Grass	Grass	Grass
<b>Lot 2 Total</b>	<b>77.32</b>	<b>31.29</b>					
<b>Whole Total</b>	<b>288.42</b>	<b>116.77</b>					



## IACS

All the farmland is registered for IACS purposes. The farm code is 704/0029

## BASIC PAYMENT SCHEME (BPS) 2023

The basic payment entitlements are available for sale by separate negotiation. The entitlements available are as follows:

## SERVICES

The modern agricultural shed is serviced by mains electricity.

## LOTING

Letham Farm is available to purchase as a whole or in two lots, per the sale plan. The owner of the farm would potentially consider offers for smaller or alternative packages of the farm.

## DIRECTIONS

Take the A9 north from Perth sign posted for Bankfoot and Inverness. Turn left off the A9 heading to Bankfoot and after entering the village turn left onto the minor public road sign posted for Moneydie, Almondbank and Methven. Continue on this road for about 0.7 miles and Letham Farm will be reached flanking either side of the minor public road.

## POST CODE

PH1 4EB

## WHAT3WORDS

///training.housework.copper

## HEALTH AND SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

## ENVIRONMENTAL STIPULATIONS

All the land is designated as Non Less Favoured Area. The land is not situated within a Nitrate Vulnerable Zone (NVS).

## SPORTING RIGHTS

The sporting rights are included.

## MINERAL RIGHTS

The mineral rights are included.

## LOCAL AUTHORITY

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



## RURAL PAYMENTS INSPECTION DIRECTORATE (SGRPID)

Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RX  
T: 0300 2445400

### SOLICITOR

Gillespie Macandrew  
Broxden House  
Perth  
PH1 1RA  
T: 01738 231 000

### INGOING VALUATION

The purchaser(s) of Letham 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 carried out in preparation for the 2023 and/or 2024 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.

### 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.

### 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 in June 2023.



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

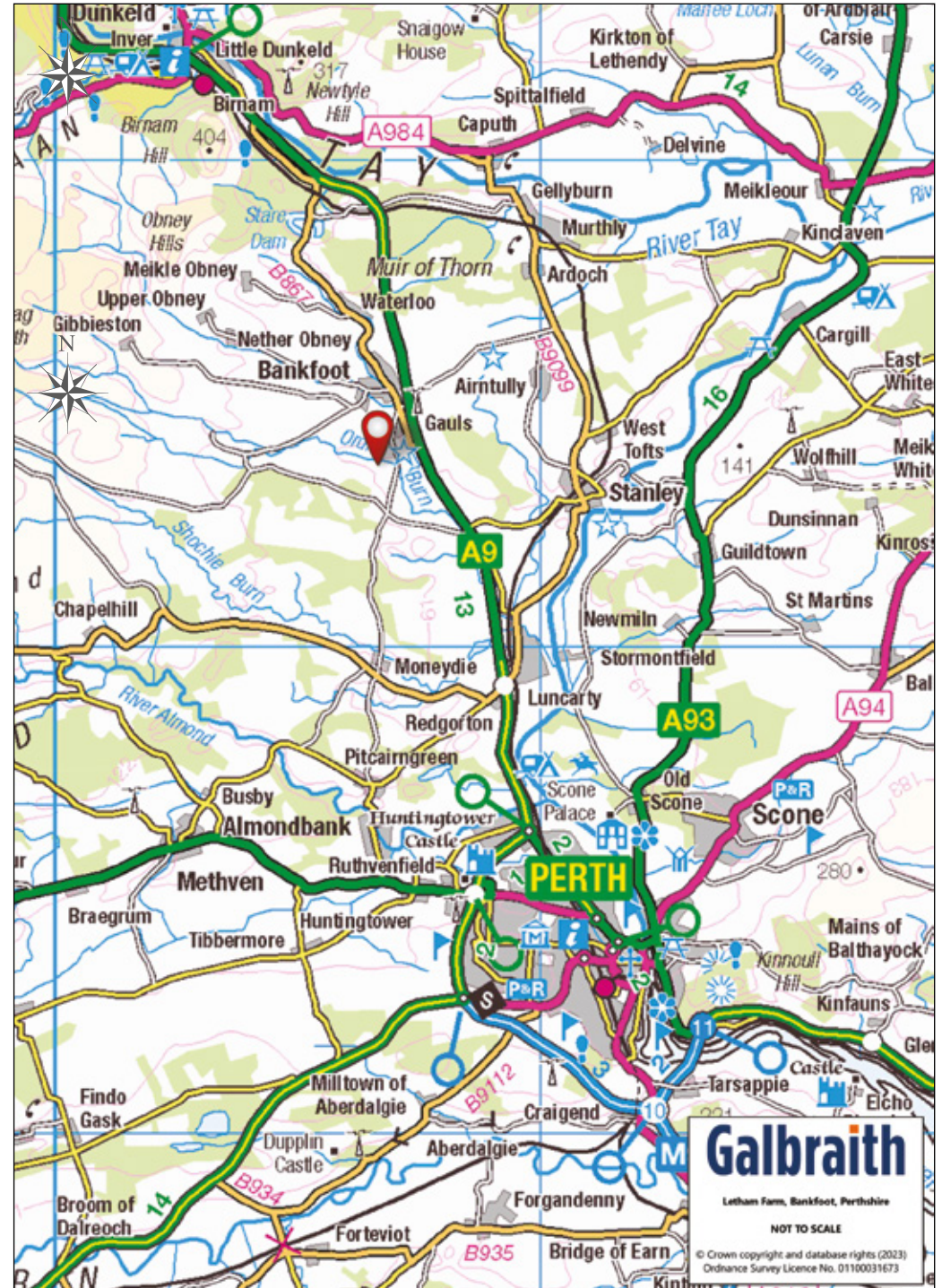
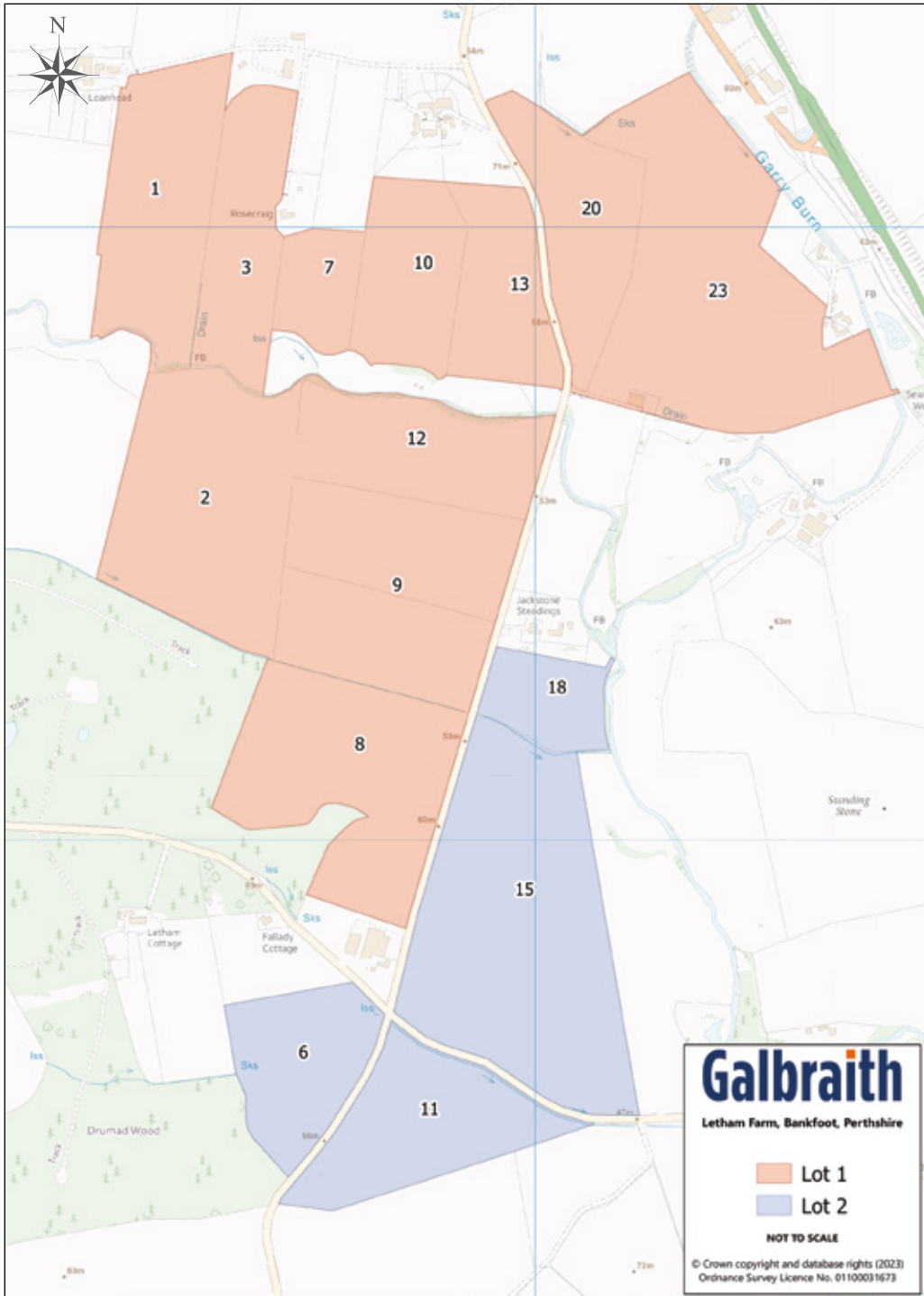
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle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

### 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.





**Galbraith**