

HARLSWYND FARM

CERES, BY CUPAR, FIFE



Galbraith



HARLSWYND FARM CERES, BY CUPAR, FIFE

A desirable rural property with three dwellings, stables, outbuildings and land within easy reach of St. Andrews

Cupar 5 miles ■ St. Andrews 8 miles ■ Edinburgh 45 miles

- Three terraced south facing dwellings
- Traditional stable block with 6 loose boxes, hay store and tack room
- Kennels with enclosed run
- Two general storage outbuildings and pole barn
- Ploughable Grassland field of 27.82 acres (11.26 ha)
- Mini-Glen with rough grazing and stream
- Delightful rural setting within a commutable distance of Edinburgh and Dundee

About 41.5 Acres (16.7 ha)

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com



Edinburgh
0131 220 4160
chris.hall@rettie.co.uk



SITUATION

Harlswynd Farm enjoys a highly scenic, rural setting some 2 miles to the south of the highly desirable village of Ceres and about 8 miles from the historic and extremely popular town of St Andrews, in the county of Fife. St Andrews provides excellent day-to-day facilities including supermarkets, a broad range of retailers, professional services, schooling as well as being the home to Scotland's oldest University. Dundee lies some 16 miles to the north-east offering extensive services and facilities including two universities and airport, whilst Cupar lies some 5 miles to the north with a very good range of day-to-day amenities and services including a secondary school, independent retailers, supermarkets and sports facilities. Edinburgh can be reached in just over an hour's journey by car with its international airport and wide array of museums, art galleries, restaurants and retail providers.

Fife is a county offering great amenity. St Andrews, the home of golf, offers numerous golf courses, including the world-renowned Old Course. As a coastal county there is a superb collection of beaches and coastal walks including the Fife Coastal Path running from Newburgh, onto St Andrews, through Elie and ending at the Kincardine Bridge. There are delightful fishing villages, numerous historical houses open to the public and a distillery at Kingsbarns.

DESCRIPTION

Harlswynd Farm is a delightful rural property, extending to about 41.5 acres (16.7 hectares) in total and centred on three terraced dwellings with traditional stables, kennels and further outbuildings. Enjoying a south facing aspect, the dwellings and buildings lie at the core of the subjects, surrounded by the land giving superb amenity with a ploughable grassland field to the north and further potential grazing with stream within the mini-glen to the south.

The three terraced dwellings are of principally traditional stone and rendered construction with slate roofs and provide extensive accommodation with good sized rooms over two floors. Subject to obtaining the necessary consents the houses offer the potential to be re-modelled to create a principal house of scale or a principal house with annexe. The houses have been partially refurbished in recent years, including the replacement of some windows, roof repairs and installation of wood burning stoves.

The accommodation of the 3 dwellings comprises:-

Harlswynd 1

Ground Floor: Porch, Kitchen, Sitting Room and Dining Room

First Floor: 3 Bedrooms and Bathroom

Harlswynd 2

Ground Floor: Kitchen and Sitting Room

First Floor: 2 Bedrooms and Bathroom

Harlswynd 3

Ground Floor: Sitting Room, Kitchen and WC

First Floor: 3 Bedrooms, Bathroom and Box Room

Outbuildings

Harlswynd Farm benefits from a good range of outbuildings. Lying immediately to the east of the houses are the traditional stables which are of stone construction with a part-harled exterior under a slated roof and providing six loose boxes, hay store, and tack room. A range of kennels lie immediately to the north of the houses and are a single-storey range of buildings of a combination of brick and stone construction (painted) lying under a combination of slate and corrugated metal roofing. They provide kennels, wash bay and kennel run with concrete floor and stone and brick walls with metal railings.

Lying to the west are three detached outbuildings.

General Storage Building One

Of brick/rendered construction under corrugated metal roof.

General Storage Building Two

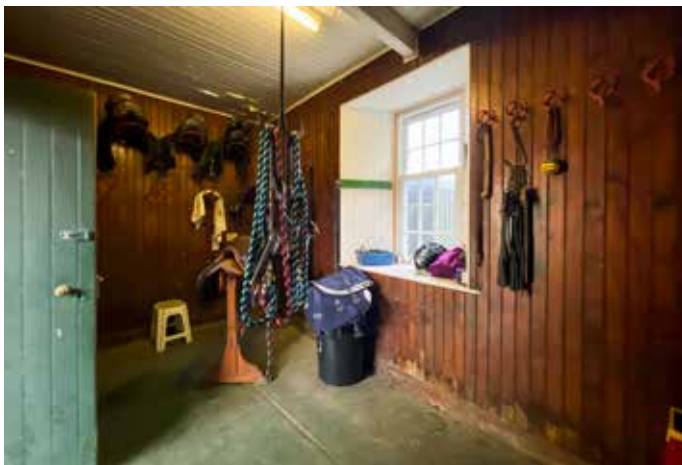
Of brick/rendered construction under corrugated metal roof.

Timber Pole Barn

The Land

Harlswynd Farm is a ring-fenced unit extending to about 41.5 acres (16.7 hectares) in total with a farm track leading directly from the minor public road to the east leading directly to the houses and buildings. The farmland is principally classified as Grade 3.2 by the James Hutton Institute, with the grassland grazing field (about 27.82 acres) lying on the north side of the yard benefitting from a south-facing elevation. There are two fenced paddocks lying immediately to the north of the kennels. Lying to the front of the terraced houses is an extensive area of rough grazing with a stream running through, but following a programme of improvement this area could provide a useful further grassland field, or alternatively could be developed to provide a more natural and wildlife-friendly parcel of ground providing great amenity to the subjects with tree and hedging additions.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Harlswynd 1	Private	Shared Private	Mains	LPG	Band C	Freehold	G
Harlswynd 2	Private	Shared Private	Mains	Stove	Band B	Freehold	G
Harlswynd 3	Private	Shared Private	Mains	LPG	Band B	Freehold	F

No warranties will be given by the seller as to the quality or quantity of the private water supply.

IACS

All the farmland is registered for IACS purposes (currently registered and held by neighbour).

NITRATE VULNERABLE ZONE (NVZ)

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

METHOD OF SALE

Harlswynd Farm is offered for sale as a whole or but offers will be considered on the property with a reduced acreage. Please discuss further with the Joint Selling Agents.

BASIC PAYMENT SCHEME (BPS) 2023

There are no Basic Payment Entitlements available with Harlswynd Farm.

LOCAL AUTHORITY

Fife Council
Fife House
North Street
Glenrothes
KY7 5LT
Telephone No: 0345 155 0000

MINERALS

The mineral rights are included in so far as owned by the seller.

TIMBER

All fallen and standing timber is included in the sale in 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

No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of conclusion 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 follow the signposts for Ceres and continue for 2.5 miles into the village of Ceres. Once in the village turn left at the T junction with St Andrews Road and then after 30 m turn immediately right onto Anstruther Road and then continue up the hill leaving the village. After a half a mile turn right onto a minor road and continue for a quarter of a mile and the turning to Harlswynd Farm is on the right hand side.

POST CODE

KY15 5LB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
///blacken.activates.threaded

SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE

VIEWING

Strictly by appointment with the Joint 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 Joint Selling Agents 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 to have satisfied themselves in respect thereof.

WARRANTIES AND DOCUMENTATION

No warranties will be given and no documentation exhibited by the seller in respect of planning or building control or environmental matters (including as to the presence or otherwise of any asbestos or asbestos-containing materials), fire risk or the condition of the property. Prospective purchasers will require to satisfy themselves as to such matters.

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 Alistair Christie in our Galbraith Stirling office on 01786 435047. Email: alistair.christie@galbraithgroup.com

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.

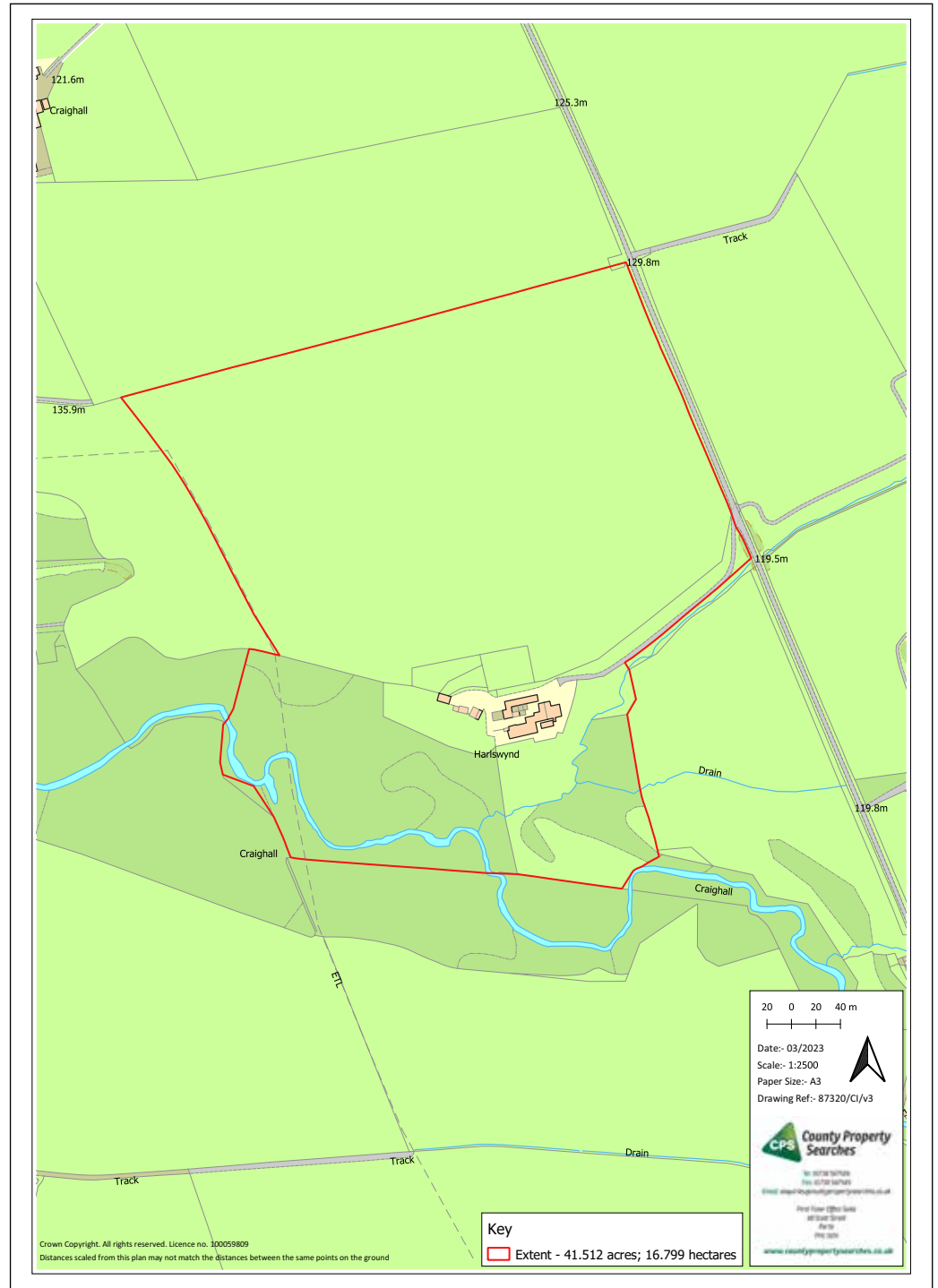
4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through their lawyers to Galbraith/Rettie & Co, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or 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 Joint Selling Agents 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.

6. Photographs taken in March 2023.



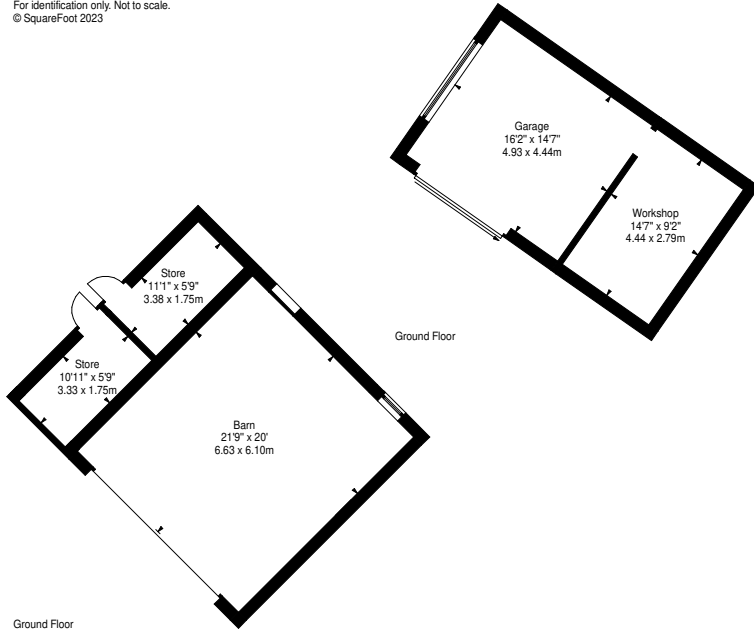




**Harlswynd Farm,
By Ceres,
Cupar,
Fife, KY15 5LB**



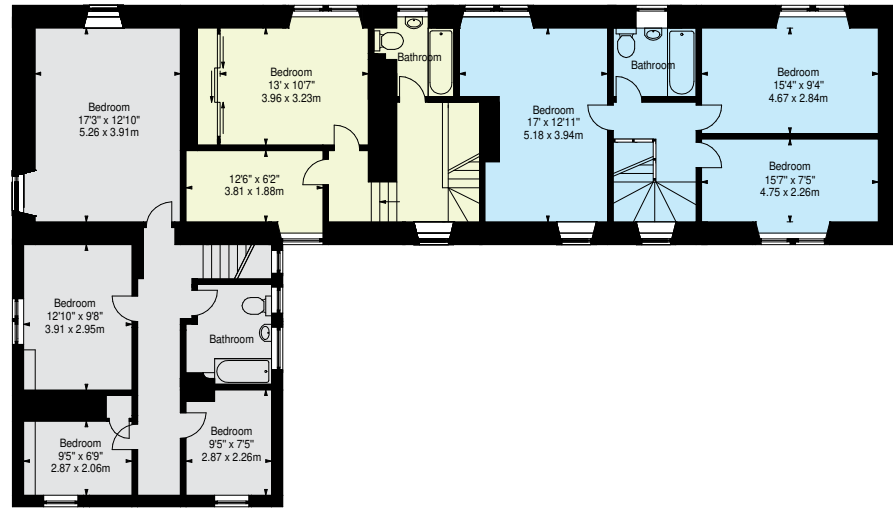
Approx. Gross Internal Area
6295 Sq Ft - 584.81 Sq M
(Including Stables, Hay Barn & Tack Room)
Garage/ Workshop
Approx. Gross Internal Area
384 Sq Ft - 35.67 Sq M
Barn & Stores
Approx. Gross Internal Area
589 Sq Ft - 54.72 Sq M
For identification only. Not to scale.
© SquareFoot 2023



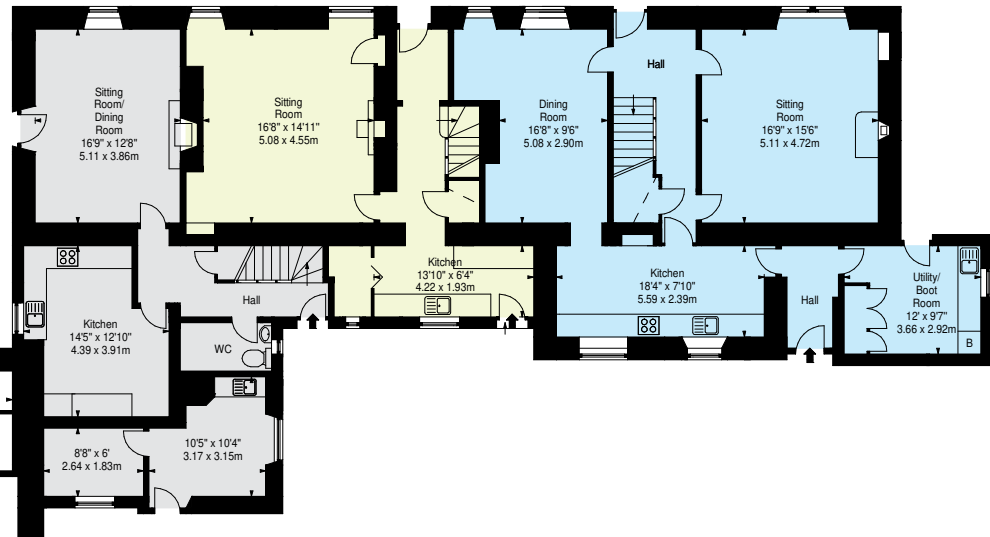
Ground Floor



Ground Floor



First Floor



First Floor



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