



## INCHCOONANS FARMLAND

ERROL, PERTHSHIRE

**A productive block of arable land in a highly accessible location**

Errol 1 mile ■ Perth 10 miles ■ Dundee 12 miles

**Acreage 47.89 acres (19.38 hectares) or thereby**

- Productive ring fenced block of arable land
- Block of amenity woodland
- Excellent access to the A90

**FOR SALE AS A WHOLE**

Perth  
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## SITUATION

The land at Inchcoonans sits midway between Errol & the A90, both being approximately 1 mile away. The land sits within a prominent agricultural area well-known for fertile soils and produces a wide variety of high yielding crops. There is a local active machinery ring with quick access to the nearby A90.

## DESCRIPTION

The land comprises a ring fenced block of agricultural land made up of approximately 41.89 acres (16.95 hectares) of arable field, with about 6 acres (2.43 hectares) of semi-mature native woodland to the south. The land has a generally flat aspect ranging from 11m – 16m above sea level. The land is designated as 3(1) by the James Hutton Institute and is capable of producing high yields of a moderate variety of crops. The average rainfall for the area is in the region of 896mm per annum. The land benefits from a right of access leading from the public road, with a hard-core track suitable for agricultural machinery. In recent years the land has been let on a seasonal basis with crops including cereals, vining peas, potatoes and turnips.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## DIRECTIONS

Heading south on the A90, pass the junction signposted Errol and Rait. Continue on the A90 for approximately 1 mile turning left signposted Errol. Immediately after crossing the railway line, turn left and follow the private track to Inchcoonans Farmhouse, turning right after 350 yards and follow the track to the land.

From Errol take the Loan Brae Road north. Turning right before the railway line follow the private track toward Inchcoonans Farmhouse after 350 yards turn right and follow the track to the land.

## POST CODE

PH2 7RB

## SOLICITORS

Anderson Bain LLP  
10 Thistle Street  
Aberdeen  
AB10 1XZ  
Tel: 01224 626244

## 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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information 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 land and water courses.

## BASIC PAYMENT SCHEME (BPS) 2021

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 2021 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) 2021 for the remainder of the scheme year.

## ENVIROMENTAL DESIGNATIONS

The land at Inchcoonans sits within the Strathmore and Fife Nitrate Vulnerable Zone (NVZ).

## SPORTING RIGHTS

The sporting rights are included within the sale.

## ACCESS

Access is via the existing private roadway serving Inchcoonans Farmhouse and this parcel of land, shown on the sale plan. This has always been and remains the consistently used access route for all forms of agricultural production at the land.

## MINERALS

The mineral rights are included in the sale in so far as they are owned.

## TIMBER

All fallen and standing timber is included in the sale.

## 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).



## 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 without withdrawing 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. Photos taken in 2019 & 2021.

