

DENBRAE FARM

CUPAR, FIFE



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Galbraith

DENBRAE FARM, CUPAR, FIFE

An excellent mixed arable unit within North East Fife

Cupar 3 miles ■ St Andrews 8 miles
Dundee 10 miles ■ Edinburgh 48 miles

- Traditional 3-bed farmhouse in need of modernisation
- Semi-detached 4 bedroom cottage with a private area of garden ground
- Useful and adaptable range of traditional and modern farm buildings
- Traditional buildings with development potential (subject to the necessary planning consents)
- Productive block of Grade 3.1 and 3.2 arable and pasture land
- Located in a rural yet accessible location close to amenities
- Areas of amenity woodland providing shelter and amenity

About 153.55 Ha (379.42 Acres)

FOR SALE AS A WHOLE

Galbraith

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SITUATION

Denbrae Farm is an attractive mixed arable unit situated in a desirable location within rural North East Fife, a short distance to the north of the popular town of Cupar and about 8 miles west of St Andrews. Cupar offers an excellent range of local amenities with a very good selection of shops, supermarkets, pubs, restaurants and leisure facilities, while just a short drive to the east lies the ancient and historic university town of St Andrews, renowned worldwide as the “Home of Golf”. Dundee is about a twenty minute drive to the north over the River Tay, and is a city very much on the up which is already home to Scott’s ship RRS Discovery and the V & A Museum. Dundee provides a wider offering of retail, business services and amenities, whilst Perth is just over half an hour to the north west, and Edinburgh is about an hour’s drive to the south.

The farm benefits from an attractive outlook across the surrounding countryside comprising a mix of rolling farmland, areas of woodland and hill ground. The area is home to an array of wildlife and provides great scope for the outdoor enthusiast with walking, cycling and riding all readily available. There are many highly regarded golf courses in the area including championship courses at Carnoustie and the Old Course at St Andrews, both of which regularly host the British Open, Ladybank, The Duke’s Course, Kingsbarns, Elie, Lundin Links and Crail. There are also the pretty fishing villages of Fife’s quaint East Neuk such as Anstruther, Pittenweem and St Monans within comfortable driving distance. In terms of days out there are good sandy beaches at St Andrews, Elie, Kingsbarns and Tentsmuir, along with a number of popular National Trust for Scotland properties including Hill of Tarvit, Falkland Palace and Kellie Castle.

State schooling is available locally in Cupar with independent schooling being provided at the High School of Dundee and St Leonards in St Andrews. There are railway stations in Cupar, Leuchars and Ladybank with Edinburgh Airport about one hour to the south. The regional airport at Dundee offers a good selection of short-haul flights.

This area of Fife is well served by a wide variety of agricultural contractors, merchants, and suppliers, and there is a successful local machinery ring which can provide additional farming resources as required. Regular livestock sales are held at UA Stirling Agricultural Centre which is 55 miles to the west. Traditionally this area of Fife is known for its fertile land, capable of producing high yields of an extensive range of crops and the area is well suited to intensive cropping and livestock.

METHOD OF SALE

Denbrae Farm is offered for sale as a whole.

FARMING SYSTEM

The current owner’s family have farmed Denbrae since 1918, with the farming system historically being centred on a mixed arable and livestock farming enterprise, with cereals and temporary grass grown as part of the rotation and with some of the grain and all of straw used for home consumption. The land has benefitted from regular applications of farmyard manure generated from the livestock enterprise which has historically comprised of 30 suckler cows and 100 store cattle, with 200 breeding ewes plus followers,

although stocking numbers have been reduced in recent years. The arable ground in more recent time has been let to a local farming business and used for the growing of winter and spring cereals, in addition to other crops such as broccoli, sugar beet and rye.

DESCRIPTION

Denbrae Farm presents an excellent mixed arable unit located in a highly sought after and accessible location within North East Fife. Denbrae Farmhouse is situated on the south eastern side of the traditional courtyard which forms part of the farm steading and is accessed directly off the public road, with a further semi-detached cottage located a short distance to the south east of the farm steading adjacent to several third party cottages. The holding benefits from an excellent range of modern and traditional farm buildings situated adjacent to the farmhouse which are readily accessible from the public road, and which may present future development opportunities for alternative use subject to obtaining necessary planning consents.

The farmland at Denbrae comprises a productive mix of Grade 3.1 and 3.2 arable and pasture ground which extends to approximately 153.55 Ha (379.42 Acres) in total and is split in two separate blocks by the public road. The farmland benefits from an excellent level of access either from field gates which lead directly onto the adjacent public road or via a network of internal farm tracks which lead north and south from public road.

Denbrae Farmhouse

The farmhouse is situated on the south eastern side of the traditional courtyard which forms part of the farm steading and is accessed directly off the minor public road. The house benefits from a southerly aspect and fine views over the surrounding countryside. The farmhouse is of traditional stone construction under a pitched slate roof and accommodation is provided over one level comprising 3 Bedrooms, small Kitchen, Living Room and Bathroom. The accommodation and room dimensions are set out in more detail in the floor plan contained within these particulars. The farmhouse requires modernisation throughout but with addition of the adjacent farm buildings may present a unique opportunity to develop into a substantial family home.

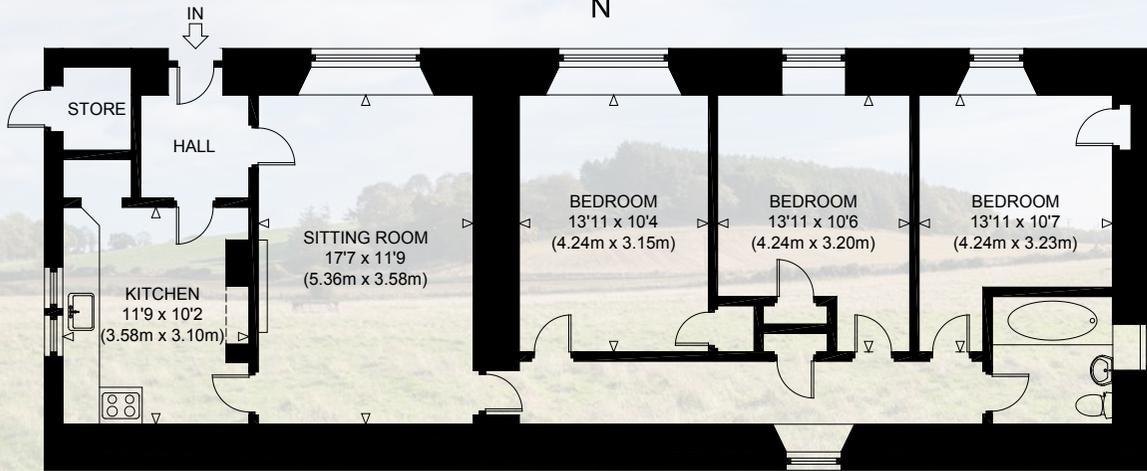
No.4 Denbrae Cottage

A semi-detached cottage located just to the south east of the farm steading adjacent to 4 other third party cottages. The cottage is of traditional stone construction set under a pantile roof with flat roof extension to the rear. The accommodation laid out over one level and the room dimensions are laid out in more detail in the floorplans contained within this brochure.

Garden Ground

To the front and west of the cottage there is an attractive area of private garden ground which is mostly laid to lawn and enclosed by a small hedging and stone dyke. There is a timber-built garage and a brick-built log and coal bunker adjoining the southern wall of the cottage. The cottage is accessed via a shared private road which leads south from the public road, and the property benefits from an area of hard standing adjacent to the garage providing vehicle parking. There are a number small paddocks located to the west of the cottage, which would allow for further enlargement of the garden area, or may present opportunities for other amenity uses if required.





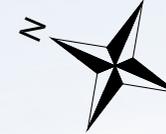
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1035 SQ FT / 96.2 SQ M

DENBRAE FARM

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1035 SQ FT / 96.2 SQ M
(INCLUDING STORE)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 946 SQ FT / 87.9 SQ M

DENBRAE FARM COTTAGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 946 SQ FT / 87.9 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Denbrae Farm Buildings

The farm is serviced by an extensive range of traditional and modern farm buildings which are situated centrally within the holding and lie adjacent to the public road. The traditional buildings form a courtyard steading with several more modern buildings located to the north west of the farm steading. The buildings comprise:

Traditional Courtyard Steading

Located adjacent to the farmhouse and largely of traditional stone construction, under a mix of box profile, corrugated, pantile and slate roofs. The traditional buildings may present future opportunities for conversion and development to alternative use, subject to obtaining necessary planning consents. The traditional steading is split into the following:

1. **Cart Shed (18.9m x 5.9m)**
Of stone construction under a slate roof with an earth floor and loft space above.
2. **Former Mill Shed (41.8m x 5.86m)**
Of stone construction under a box profile roof with an earth and concrete floor.
3. **Cattle Reeds (20.6m x 20.1m)**
Of stone construction under slate and pantile roofs with a cobbled floor split into 4 courts.
4. **Store/Former Stable (22.1m x 5.5m)**
Of stone construction under a box profile roof with a concrete floor.
5. **Small Stable (5.5m x 3.82m)**
Of stone and brick construction under a slate roof with a cobbled floor.
6. **Workshop (6.2m x 4.75m)**
Of stone construction under a slate roof with a concrete floor.
7. **Loose Pen (6.1m x 4.79m)**
Of stone construction under a slate roof with a concrete floor.
8. **Byre & Loose Pens (21.89m x 5.13m)**
Of stone construction under a slate roof with a stone floor.
9. **Turnip Shed (19.8m x 6.16m)**
Of stone construction under a slate roof with a cobbled floor.
10. **Cattle Court (22.4m x 5.21m)**
Of stone construction under a tin and slate roof with a concrete floor.
11. **Mono-pitch Implement Shed (10.2m x 5.68m)**
Of stone construction set under a tin roof with an earth floor.
12. **Former Engine Room / Store (7.6m x 5.89m)**
Of stone construction under a box profile roof with a concrete floor.

In addition to the traditional range of buildings there are several more modern buildings including:

13. **Lean-to Store * (12.2m x 11.0m)**
Of timber frame construction under a tin roof with tin walls and an earth floor.
14. **Store Shed 2 (7.66m x 6.26m)**
Of timber frame construction with under a tin roof and side cladding and an earth floor.
15. **Atcost Shed (36.7m x 12.0m)**
Of concrete frame construction under a corrugated roof with brick walls and a concrete floor.



16. Pole Barn* (18.0m x 13.0m)

Of timber pole construction under a tin roof with an earth floor.

17. Grain Silo with capacity for about 40 tonnes.

* Please note there has been some storm damage to the roofs on buildings No 13 and 16 since the photographs were taken. The Seller does not intend to repair these roofs prior to a sale.

There is large yard area located to the west of the farm buildings used for fodder and machinery storage.

Farmland

The farmland at Denbrae extends to approximately 153.55 Ha (379.42 Acres) in total including road, yards and buildings, with the farmland principally classified by the James Hutton Institute as a productive block Grade 3.1 and Grade 3.2 and down to mix of arable and pasture ground. The arable land is very well suited to growing a wide range of cereal and vegetable crops with the most recent cropping including winter and spring barley, wheat and rye, in addition to a range of other crops such as broccoli, sugar beet and flax as part of a regular grassland rotation. There are several areas of pasture located to the north west of the farm steading which have been used for sheep grazing, with several small areas of amenity woodland interspersed across the holding providing shelter and amenity. A detailed cropping history schedule is contained at the end of this brochure. The land is generally of a southerly aspect, rising overall from approximately 55m on the most southern boundary to 130m above sea level at its highest point within the north west corner of field 5. The arable land can be worked to a good depth and a continuous programme of ditching and drainage works, and healthy application of farmyard manure generated on the holding over the years, have ensured that the land has been utilised to its maximum potential. The land is relatively free draining allowing for both establishment and harvest to be successfully completed at the extreme ends of the season. The enclosures are all well laid out and of a generous size, can easily accommodate modern machinery, and are readily accessible directly off either the public road or via an excellent network of internal tracks which lead off the main road.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Broadband	EPC
Denbrae Farmhouse	Private	Private Septic Tank	Mains Supply	Oil Central Heating	Band C	7 Mbps*	F31
No.4 Denbrae Cottage	Private	Private Septic Tank (Shared with Cottage No 3)	Mains Supply	Oil Central Heating	Band B	2 Mbps*	F43
Farm Steading	Private	N/A	Mains Supply (Three Phase)	N/A	N/A	N/A	

*Broadband speed obtained via Ofcom website.

LOCAL AUTHORITY

Fife Council, Fife House, North Street, Glenrothes, Fife KY7 5LT
T: 01383 441199

POST CODE

KY15 4PZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/given.unusable.threaded>

VIEWING

All viewings are strictly by appointment with the Selling Agents.

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, farm land and water courses.



SGRPID

Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX

T: 0300 2445400

E: SGRPID.perth@gov.scot

IACS

All the farmland is registered for IACS purposes. The farm code is 389/0007

NITRATE VULNERABLE ZONE (NVZ)

The Land at Denbrae Farm is included within the Strathmore and Fife Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE)

Any BPSE Payments relating to the 2024 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) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive the current 143.38 of Region 1 Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as Non-Less-Favoured Area (Non-LFA).

INGOING VALUATION

The purchaser(s) of Denbrae 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 feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. 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.

SOLICITORS

Lindsays, Seabraes House, 18 Greenmarket Dundee, DD1 4QB

T: 01382 907302

E: alistairduncan@lindsays.co.uk

MINERALS

The mineral rights are included insofar as they are owned by the Seller.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.





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.

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.

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).

LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, should there be a requirement for an alternative split, or a need to exclude any property shown in these particulars.

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.

SPORTING RIGHTS

Insofar 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.

THIRD PARTY RIGHTS AND SERVITUDES

There is a Corepath which crosses the farm north to south and follows the internal farm tracks connecting the settlements of Kilmany to Osnaburgh/Dairsie. This track also forms a public right of way.

The proprietor(s) of the property known as Denbrae House to the south west of the farm stading have rights to draw water from the private well on Denbrae Farm. There are also rights in favour of the owners of neighbouring residential properties known as Denbrae cottages 1,2,3 and the Bothy with respect to existing drainage and other service media, which are all as detailed in the title deeds.

The sellers of Denbrae Farm and the proprietors of Denbrae Cottage No 3 benefit from a right in common over the small strip of land to the north west of the cottage No 4 which is highlighted in blue within the sale plan contained within this brochure. The septic tank for Denbrae Cottage No 4 is shared with Cottage No 3 and is located in the north east corner of field 17.

The proprietors of the neighbouring properties known as Fingask Cottages and Fingask Farm located to the south east of Denbrae farm, benefit from a right of access over the farm road which leads south from the public road marked A-B. In addition, the proprietors of Denbrae Farm Cottages, 1,2, 3 and the Bothy, also benefit from a right of vehicular access over part of the northern section of this road.

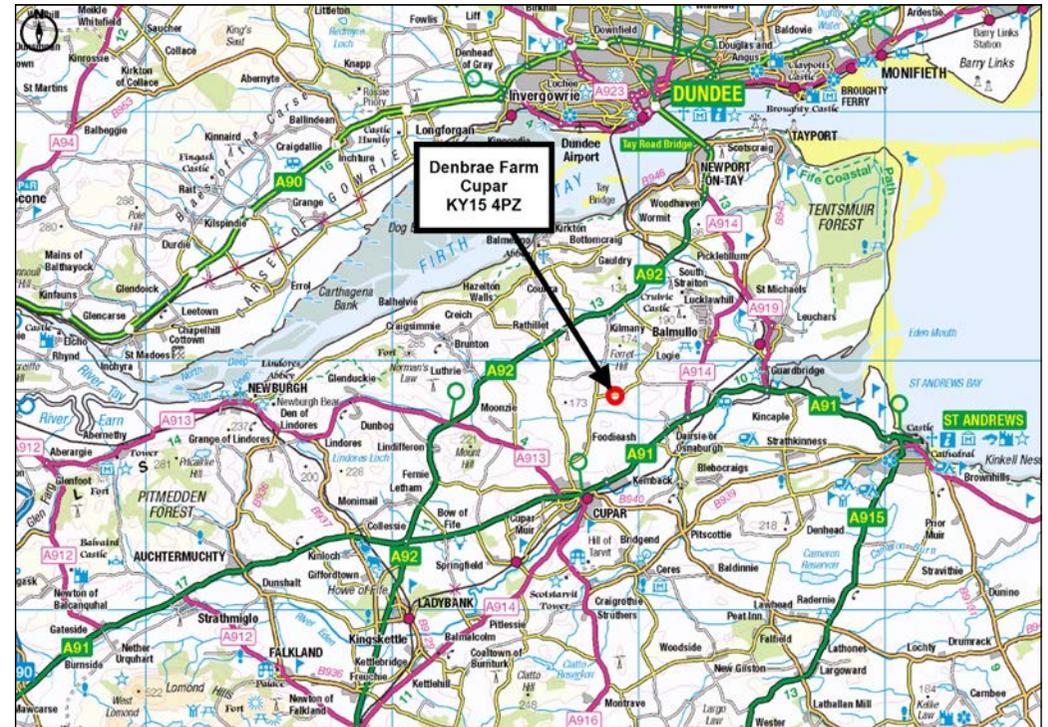


AMC PLC FINANCE

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

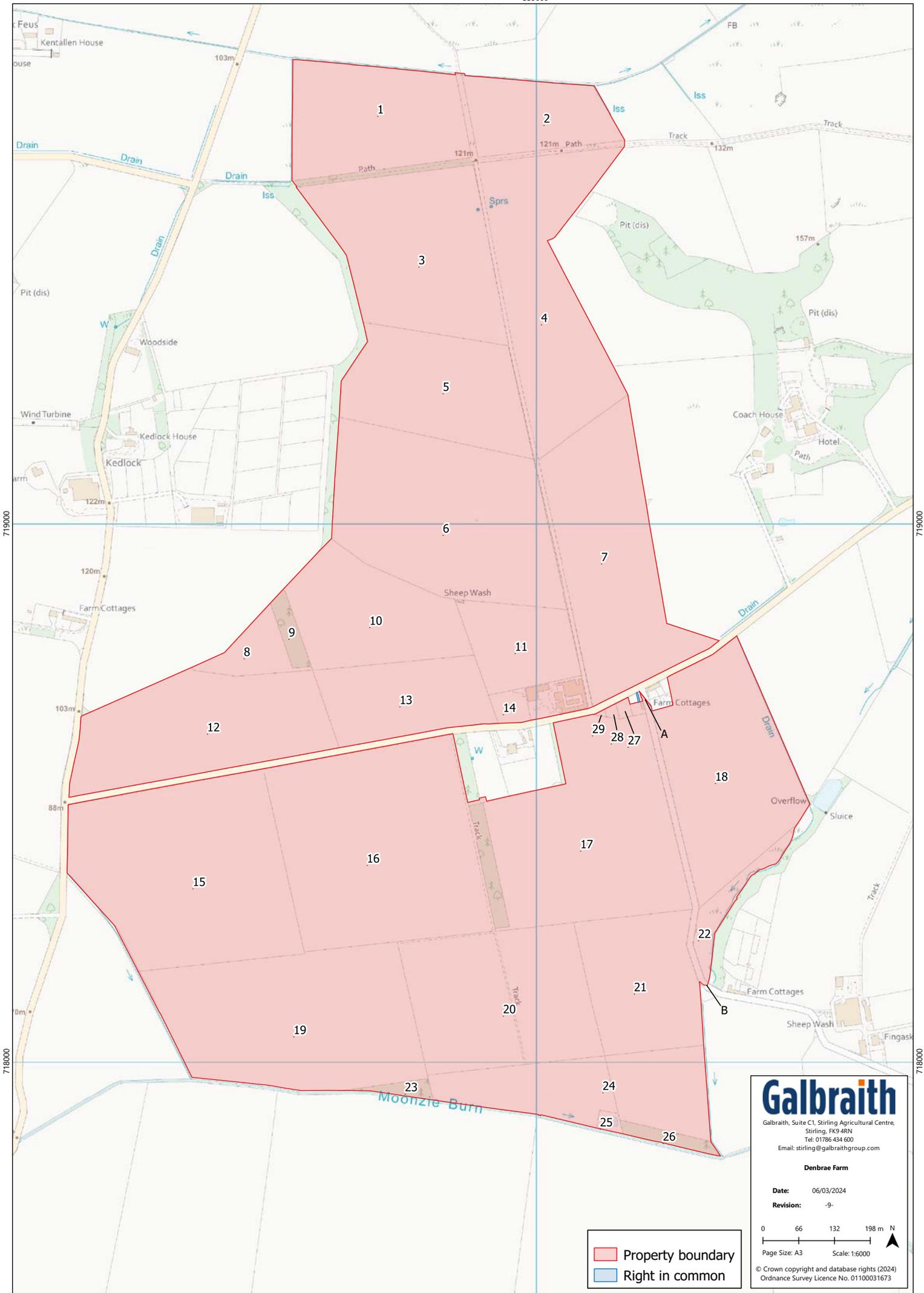
IMPORTANT NOTES

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 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 October 2023. 9. Brochure prepared March 2024.



DENBRAE FARM, CUPAR, KY15 4PZ

Field No	AREA		BPS Region	ARABLE		PASTURE GROUND		WOODLAND		OTHER		CROPPING HISTORY				
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	2023	2022	2021	2020	2019
1	6.01	14.85	1			6.01	14.85					PGRS	PGRS	PGRS	PGRS	PGRS
2	3.30	8.15	1			3.30	8.15					PGRS	PGRS	PGRS	PGRS	PGRS
3	8.34	20.61	1			8.34	20.61					PGRS	PGRS	PGRS	PGRS	PGRS
4	8.47	20.93	1	8.47	20.93							SB	ENG_B	SB	CALA	WRYE
5	6.03	14.90	1	6.03	14.90							CALA	SB	SB	SB	SB
6	10.97	27.11	1	10.97	27.11							CALA	SB	SB	SB	SB
7	8.97	22.16	1	6.87	16.98	2.10	5.19					FFS	ENG_B	SB	CALA	WRYE
8	1.18	2.92	1			1.18	2.92					PGRS	PGRS	PGRS	PGRS	PGRS
9	0.47	1.16	2					0.47	1.16			WAF	WAF	WAF	WAF	WAF
10	5.26	13.00	1			5.20	12.85			0.06	0.15	PGRS	PGRS	PGRS	PGRS	PGRS
11	2.91	7.19	1			2.91	7.19					PGRS	PGRS	PGRS	PGRS	PGRS
12	8.00	19.77	1	8.00	19.77							WB	WRYE	WRYE	WRYE	WRYE
13	4.13	10.21	1			4.13	10.21					PGRS	PGRS	PGRS	PGRS	PGRS
14	0.39	0.96	1			0.39	0.96					PGRS	PGRS	PGRS	PGRS	PGRS
15	12.05	29.78	1	12.05	29.78							WRYE	WRYE	WRYE	CALA	ENG_B
16	12.79	31.60	1	12.62	31.18					0.17	0.42	WRYE	WB	WW	WW	WW
17	11.20	27.68	1	10.56	26.09			0.64	1.58			SB	SB	SB	SB	SB
18	8.43	20.83	1	8.43	20.83							WB	WRYE	WRYE	WW	CALA
19	11.06	27.33	1	11.06	27.33							ENG_B	WB	WW	WW	WW
20	8.28	20.46	1			8.17	20.19			0.11	0.27	PGRS	PGRS	PGRS	TGRS 5	TGRS 4
21	5.06	12.50	1	5.06	12.50							FALW	FALW	FALW	FALW	FALW
22	0.99	2.45				0.99	2.45					RGR	RGR	RGR	RGR	RGR
23	0.32	0.79						0.32	0.79			WAF	WAF	WAF	WAF	WAG
24	5.61	13.86	1			5.61	13.86					PGRS	PGRS	PGRS	PGRS	PGRS
25	0.15	0.37						0.15	0.37			WAF	WAF	WAF	WAF	WAF
26	0.44	1.09						0.44	1.09			WAF	WAF	WAF	WAF	WAF
27	0.08	0.20				0.08	0.20					PGRS	PGRS	PGRS	PGRS	PGRS
28	0.05	0.12				0.05	0.12					PGRS	PGRS	PGRS	PGRS	PGRS
29	0.02	0.05				0.02	0.05					PGRS	PGRS	PGRS	PGRS	PGRS
Misc	2.59	6.40								2.59	6.40					
TOTAL	153.55	379.42		100.12	247.40	48.48	119.79	2.02	4.99	2.93	7.24					



Galbraith

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Denbrae Farm

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- Property boundary
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