



WATERSIDE FARM
AUCHINLAY ROAD, DUNBLANE, STIRLING

Galbraith



WATERSIDE FARM, AUCHINLAY ROAD, DUNBLANE, STIRLING

An excellent mixed arable and dairy unit within rural Stirling

Dunblane 3 miles ■ Bridge of Allan 6.5 mile
Stirling 10.5 miles ■ Glasgow 35 miles

- An attractive and spacious 4-bed farmhouse with large garden area
- Useful and adaptable range of modern farm buildings with a modern parlour installed in 2019
- 1 million gallon covered slurry lagoon plus 120,000 gallon Permastore
- Productive block of Grade 3.2 arable and grassland
- Located in a rural yet accessible location with good access links onto the A9 trunk road
- Areas of grazing land and amenity woodland providing sporting and amenity interests

About 112.78 Ha (278.68 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Waterside Farm is an attractive mixed arable and dairy unit situated in a desirable location within Central Scotland, a short distance to the north of the popular towns of Dunblane and Bridge of Allan and about 10 miles north of the City of Stirling.

The picturesque Cathedral town of Dunblane is a popular residential town with a quaint main shopping street which offers an excellent range of local amenities with a very good selection of independent shops supplemented by a Tesco Supermarket and Marks & Spencer Food Hall. There are a number of chic riverbank restaurants and cafes and the highly regarded Cromlix House Hotel, a luxury hotel with a fantastic restaurant, owned by Andy Murray. Bridge of Allan is one of Central Scotland's hidden gems, and this historic spa town has a thriving main street with a good range of independent shops, cafés and restaurants.

Dunblane has a number of well-regarded nurseries and a primary school, with secondary schooling provided at Dunblane High School which is one of the top ranking state schools in Scotland. Private schools in the area include Dollar Academy and Morrisons Academy (30 minute bus journey from Dunblane) and Ardvreck Preparatory School both in Crieff, with a further range of independent schools closer to Perth including Kilgraston (girls only), Strathallan and Glenalmond all within half an hour's drive from the property.

A short distance to the south of the property lies the City of Stirling, home to cliff top Stirling Castle and the Wallace Monument which both rise high above the centre and are a tribute to the City's historic past. Stirling town centre provides an extensive range of shops, restaurants, leisure facilities and all major business and retail services including Waitrose and several other superstores.

Waterside is well placed for rail connections via stations at both Dunblane and Bridge of Allan which connect to all the major towns of Central Scotland and mainlines to both the South and the North. The farm benefits from excellent road connections onto A9 which is only about 2 miles to the south west providing swift access to Perth and the North, and connections to Edinburgh and Glasgow via M9 and M80. Both Edinburgh and Glasgow Airports are within about an hour's drive away and provide an array of domestic and international flights.

The historic counties of Stirlingshire and nearby Perthshire are renowned for offering a diverse range of outdoor activities. There are numerous routes throughout the surrounding hills and glens for walkers and cyclists, and there is an abundance of estates in the local area offering fishing, shooting and stalking. Dunblane and Bridge of Allan offer numerous sporting facilities including golf courses and tennis clubs, with 3 championship courses available at nearby Gleneagles Hotel. Stirling University is the home of sporting excellence in Scotland and on the outskirts of Bridge of Allan, offering many first class sporting facilities which are open to the public, including a near Olympic size swimming pool. Agriculturally the surrounding areas of Stirling and Perthshire are very accessible

and provide a combination of productive pasture and arable ground with rolling hills in the distance. Stirling provides 2 renowned livestock markets, and Carlisle Mart is just under 2 hours drive via the M74 and is an excellent outlet for dairy and breeding stock. The area is well served by a wide variety of merchants and suppliers, and there are a number of locally based agricultural contractors who can provide additional farming resources as required. The present milk purchaser is Graham's The Family Dairy based in nearby Bridge of Allan.

METHOD OF SALE

Waterside Farm is offered for sale as a whole.

FARMING HISTORY

The Sellers have owned Waterside Farm since 1997, with the farming system originally centred on a mixed dairy and arable enterprise, with cereals and temporary grassland grown as part of the rotation, with almost every enclosure having been used for arable cropping, including wheat, barley and oil seed rape grown during the current owner's tenure. From 2019 a significant programme of investment in the holding was undertaken including building of a new parlour shed, two new silage pits and more recently the addition of a covered 1 million gallon slurry lagoon to the west of the farm steading. The recent investment has collectively allowed the housing capacity on the farm to increase to around 190 cows plus followers. The land has also benefitted from an ongoing programme of drainage and reseeding work, along with regular applications of lime, farmyard manure and slurry generated from the dairy.



The creation of just over half of a mile of cow tracks has lengthened the grazing season, allowing for the cows to be turned out to grass as early as mid-March. The current farming system is centred on an existing contract farming agreement which comes to an end on 31 August 2024, which is based on around 190 autumn calving milking cows plus followers.

DESCRIPTION

Waterside Farm comprises a versatile and productive mixed arable and dairy unit, equipped with a spacious 4 bedroom traditional farmhouse, an excellent range of modern farm buildings and area of farmland which extends to approximately 112.78 Ha (278.68 Acres) in total including roads, yards and buildings. The farmhouse and farm steading are located to the north of holding adjacent to the minor public road which splits the holding in two and provides an excellent level of vehicle access to almost every enclosure.

Farmhouse

The farmhouse is situated to the south of the modern farm buildings and is south facing and of traditional stone and block construction, under a pitched slate roof. Internally the farmhouse offers generously proportioned accommodation over two floors, including large Kitchen/Family Room, Sitting/Dining Room, Utility Room, Wet Room and Sun Room on the ground floor, with 4 Bedrooms and a Bathroom on the first floor. The accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.

Garden Ground

The farmhouse benefits from a large and well cared for area of garden ground, which surrounds the property to the front and is mostly laid to lawn with a mix of shrubs and mature borders and number of mature trees providing shelter and privacy. There is a patio area adjacent to the sun room which is perfect for alfresco dining and making the very best of the morning and evening sun. The farmhouse is accessed from the separate front gate which leads from the public road onto a large gravel driveway providing parking for a number of vehicles.



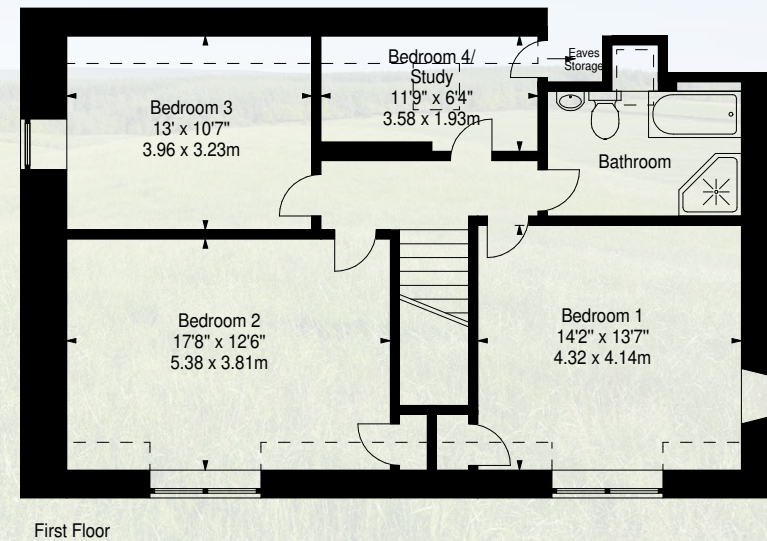
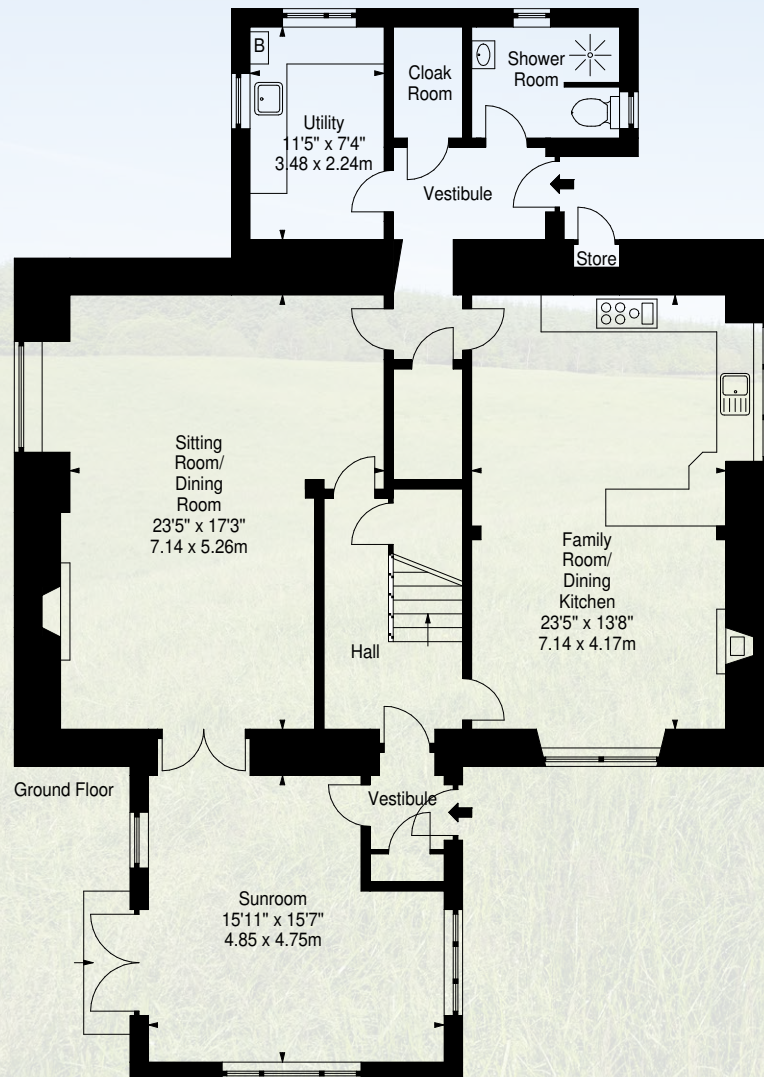
**Waterside Farm,
Auchinlay Road,
Dunblane,
Stirlingshire, FK15 9JS**



Approx. Gross Internal Area
2255 Sq Ft - 209.49 Sq M
Store

Approx. Gross Internal Area
3 Sq Ft - 0.28 Sq M

For identification only. Not to scale.
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FARM BUILDINGS

Waterside Farm is well equipped with a useful and adaptable range of modern farm buildings which are located to just the north of the farmhouse and benefit from access via three separate entry points onto the public road. They comprise:

Modern Parlour Shed (27.6m x 9.52m)

Of steel portal frame construction under a fibre cement roof with part concrete panel walls and box profile side cladding with a concrete floor. The building currently contains a 16/32 swing over Waikato parlour which was installed in 2019 with in parlour feed system, and an adjacent collecting yard, drafting pen and handling area.

Cubicle Shed (49.86m x 23.16m)

Of concrete frame construction under a corrugated roof with steel doors to both ends, fitted with 132 cubicles and a central feed passage and automatic scrapers. Including the former parlour area and currently housing a 5000 litre bulk tank, small office space and pump house.

Atcost General Purpose Shed (32.25m x 20.34m)

7 bay shed of concrete frame construction under a corrugated roof with block walls and a concrete floor, part divided by a concrete feed bunker into 47 cubicles and a straw bedded court for a further 25 cows.

Cattle Handling Shed (36.0m x 3.20m)

Two holding pens and race with catching crate.

Former Silage Shed (32.25m x 11.23m)

Of concrete frame construction, under a corrugated roof, with concrete floor, timber sleeper walls and the building is currently used as a calf rearing shed. Includes a 3 tonne timber feed bin.

Mono Pitched Shed (13.79 m x 9.39m)

Of timber frame construction under a box profile roof with side cladding and a concrete and hard standing floor.



Slurry Reception Pit & Permastore Tower

Located to the north of buildings, there is a concrete reception with pump which leads into a Permastore Tower which provides approximately 120,000 gallons of slurry storage. The reception also pumps to either of the Permastore, or the larger slurry lagoon located to the west of the farm steading.

Slurry Lagoon

Located a short distance to the west of the main building complex, there is a 1 million gallon covered slurry lagoon which was constructed in the summer of 2022. The lagoon has earth bank walls, associated mixing pipework, and is enclosed by 6ft high deer fencing.

Silage Pits

Located on the opposite side of the minor public road from the farm steading, there are two adjoining silage pits with a concrete panel wall along the middle and earth bank walls on three sides. Each pit has an approximate capacity for 1000 tonnes and there is also a 30,000L effluent tank which benefits from connection to a field irrigation system via flow pump which is operated by a generator.

Yard/Containers/Feed Bins

In addition to the buildings there are 2 steel containers which are used as a secure workshop and storage, a Portacabin used as an office and 14 tonne and 18 tonne Collinson feed bins. The buildings are served by a large yard providing additional storage space for fodder and machinery.

FARMLAND

The farmland at Waterside Farm extends to approximately 112.78 Ha (278.68 Acres) in total and lying either side of Auchinlay Road. The land has been classified by The James Hutton Institute as being Grade 3.2 with a very small area of Grade 5.3 to the north east of the farm. The land is currently utilised for fodder production and grazing ground and has been well maintained with an annual regime of re-seeding, and regular application of slurry and lime, with almost every field having grown cereals historically.





The land is generally of a southerly aspect, rising overall from approximately 91m above sea level at its lowest point near the Allan Water at its southeast point to 130m above sea level at its highest point to the north west of the holding. The fields are of a good practical size for use by modern machinery and are well laid out and benefit from an excellent level of field gate access onto the public road or via a network of farm tracks. There is also a useful number of cow tracks which have been constructed of hard standing with an astroturf surface, giving grazing access to the majority of the farm. The majority of the enclosures benefit from mains powered electric fencing allowing for an effective paddock grazing system to be employed on the holding, which has extended the grazing period from March until October. A network of areas of amenity woodland, hedging, and the creation of some small ponds has been undertaken by the current owners, which has greatly improved the level of shelter, amenity and biodiversity on the holding. All of the fields benefit from either access to private water supply via a bore hole or natural source supplies, apart from field 1 which is supplied by a mains fed water trough.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Waterside Farmhouse	Mains supply via private pipe (metered supply)	Septic Tank	Mains Supply	LPG	Band G	F
Waterside Farm Steading	Private Supply (Via Borehole)	N/A	Mains (3-phase) Supply	N/A	N/A	N/A

LOCAL AUTHORITY

Stirling Council
Old Viewforth
Stirling
FK8 2ET
T: 01786 404040

IACS

All the farmland is registered for IACS purposes. Farm Code is 89/715/006

NITRATE VULNERABLE ZONE (NVZ)

The land at Waterside Farm is not included within a 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 existing 105.32 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 being within a Non-Less Favoured Area.



SGRPID

Scottish Government Agriculture and Rural Economy
Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 0300 2445400
E: SGRPID.perth@gov.scot

DIRECTIONS

From the M9/Junction 11/Keir roundabout, take the 2nd exit onto the A9 dual carriageway heading north toward Perth. After approximately 3 miles, take the B8033 exit on the left signed Dunblane/Kinbuck, upon leaving the A9 turn right at the junction signed Kinbuck. Follow this road through the village of Kinbuck for approximately 1.7 miles, before taking the first left after crossing the Allan Water, onto a minor public road. Follow this road for a further ½ a mile keeping left at next fork in the road, and Waterside Farmhouse and steading are located on the right.

POST CODE

FK15 9JS

WHAT3WORDS

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

VIEWING

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, farmland and water courses.

SOLICITORS

Morton Fraser MacRoberts
Quartermile Two
2 Lister Square
Simpson Loan
Edinburgh
EH3 9GL

POSSESSION AND ENTRY

Entry will be given to the subjects on completion or such mutual time to be agreed by the Seller and the Purchaser(s), but vacant possession will be after 31 August 2024 following the termination of the current contract farming agreement.

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.

MINERALS

The mineral rights are excluded insofar they do not form part of the Seller's title.

TIMBER

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

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale. Salmon Fishing Rights and a 5 metre strip along the western bank of the Allan Water are specifically excluded insofar as they do not form part of the Seller's title.

FIXTURES AND FITTINGS

The white goods within the farmhouse are excluded with no other items included unless mentioned in the sale particulars.

THIRD PARTY RIGHTS AND SERVITUDES

There is a 5m wide strip of land which runs parallel with the river bank and forms an unfenced eastern march with adjacent Cromlix Estate, and along with the Salmon Fishing Rights is specifically excluded from the title of Waterside Farm.

There is a servitude right in favour of a mains gas pipe which crosses the farmland to west of the subjects of sale.

There are also several electricity timber poles on the land for which there are wayleave agreements currently in place.

The Sellers reserve all necessary rights to grant required wayleaves and/or servitudes across the subjects of sale for the benefit of the new build house, which is located to the east of field 6, which will be retained by the sellers, in respect of all service connections.

There is a mains water supply to Waterside Farm which runs through a private pipe and serves an additional 6 properties (including the Seller's new house) each with their own sub-meters with independent billing being managed by Scottish Water.

The Seller benefits from a right of access for agricultural purposes over the farm track which leads along the northern perimeter of the farm steading as shown in blue on the sale plan.

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.

INGOING VALUATION

The Purchaser(s) of Waterside 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 the 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

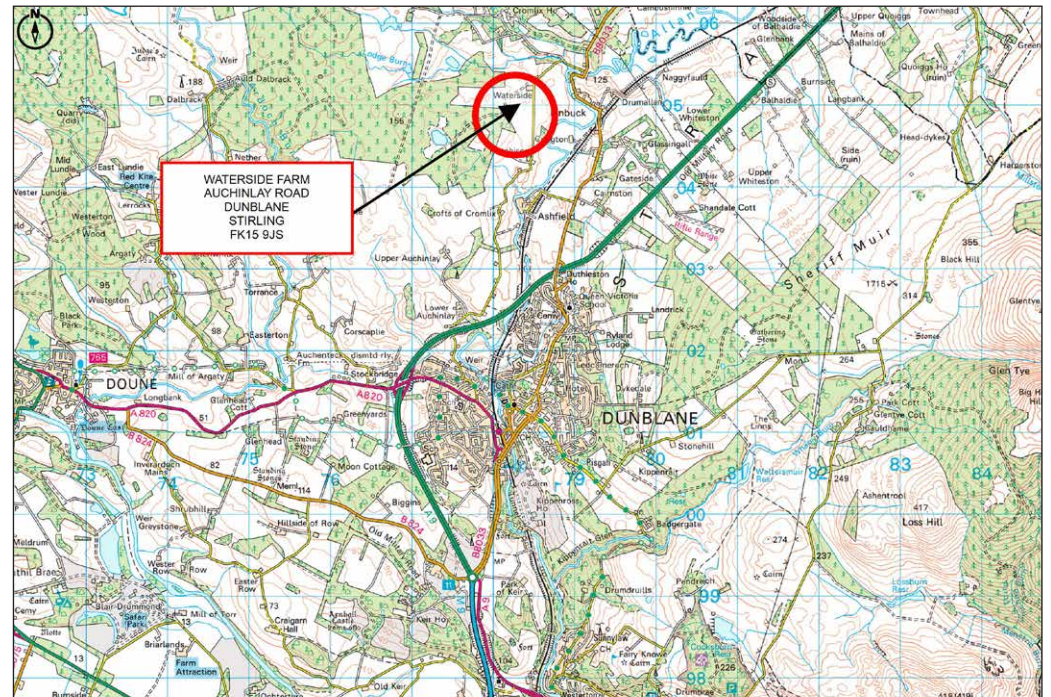
A deposit of 10% of the purchase price shall be paid within seven days of conclusion of Missives. Deposit will be non-refundable in the event of the Purchaser failing to complete for reasons not attributable to the Seller or their Agents.

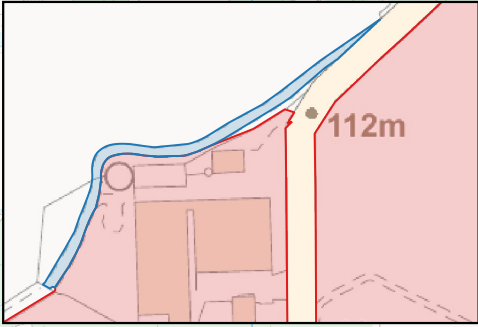
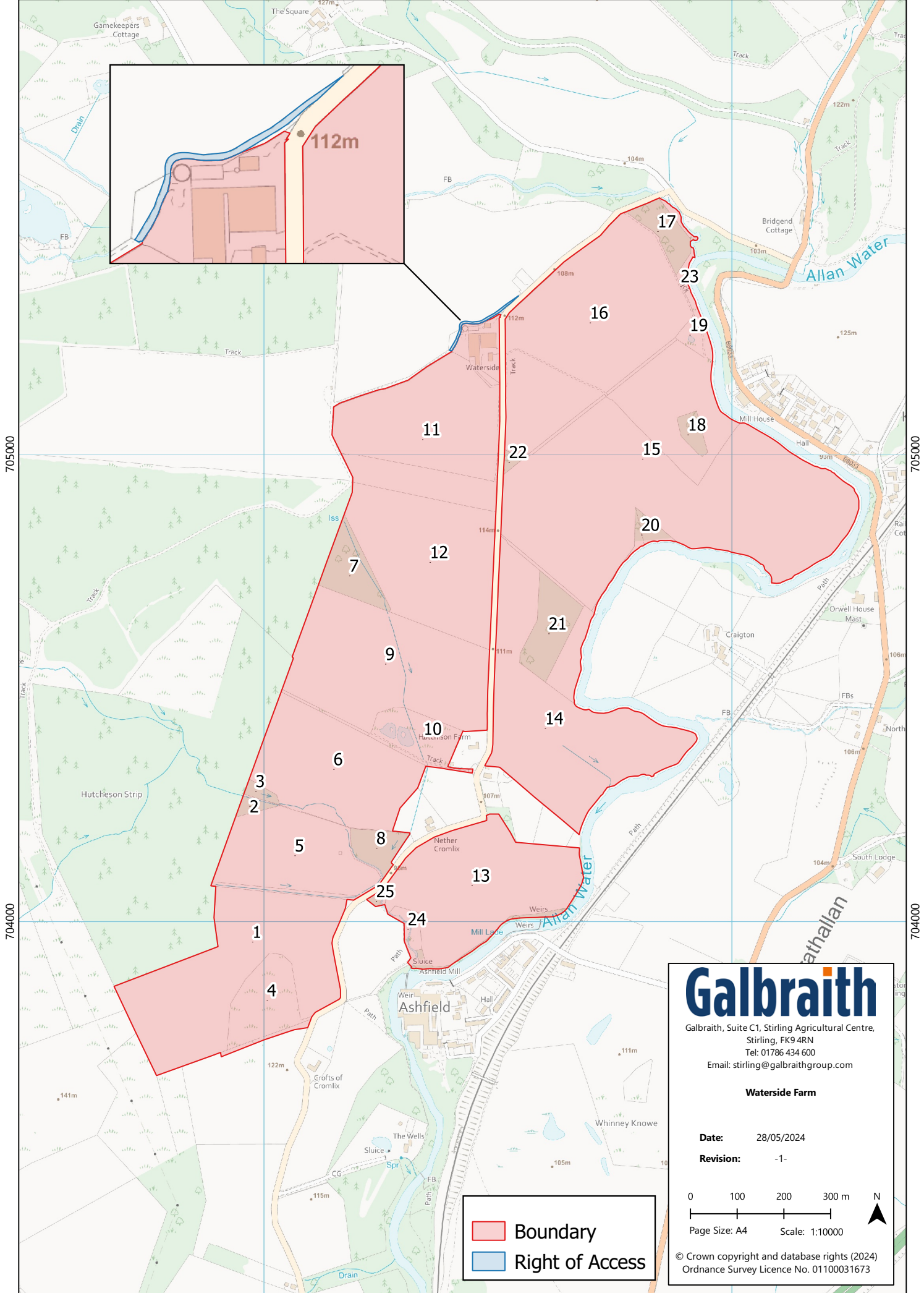
AMC PLC FINANCE

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. Particulars prepared in May 2024 and Photographs taken in May 2024.







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Waterside Farm

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Revision: -1-

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 **Boundary**
 **Right of Access**

Waterside Farm, Auchinlay Road, Dunblane, FK15 9JS

Field No	Area		BPS Region	Arable/Silage		Grazing		Woodland		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	9.58	23.67	1	9.58	23.67						
2	0.19	0.47	Woodland					0.19	0.47		
3	0.19	0.47	Woodland					0.19	0.47		
4	2.29	5.66	1			2.29	5.66				
5	4.70	11.61	1	4.70	11.61						
6	6.56	16.21	1	6.56	16.21						
7	1.37	3.39	Woodland					1.37	3.39		
8	0.82	2.03	Woodland					0.82	2.03		
9	9.04	22.34	1	9.02	22.29					0.02	0.05
10	1.65	4.08	1			1.28	3.16			0.37	0.91
11	8.47	20.93	1	8.34	20.61					0.13	0.32
12	7.71	19.05	1	7.59	18.75					0.12	0.30
13	7.88	19.47	1	7.88	19.47						
14	10.78	26.64	1	9.92	24.51	0.86	2.13				
15	22.80	56.34	1	22.67	56.02					0.13	0.32
16	11.58	28.61	1	11.43	28.24	0.05	0.12			0.10	0.25
17	0.96	2.37	1					0.89	2.20	0.07	0.17
18	0.36	0.89	1					0.36	0.89		
19	0.26	0.64	1					0.26	0.64		
20	0.39	0.96	1					0.39	0.96		
21	1.56	3.85	1					1.56	3.85		
22	0.13	0.32	1					0.13	0.32		
23	0.42	1.04	1			0.36	0.89			0.06	0.15
24	0.66	1.63	N/A			0.16	0.40	0.47	1.16	0.03	0.07
25	0.11	0.27	1			0.03	0.07	0.07	0.17	0.01	0.02
Misc	2.32	5.73								2.32	5.73
TOTAL	112.78	278.68		97.69	241.39	5.03	12.43	6.70	16.56	3.36	8.30



Galbraith