



Galbraith

**GOATMILK FARM**  
GLENROTHES, FIFE



# GOATMILK FARM, GLENROTHES, FIFE

**An attractive and compact arable and amenity unit within Central Fife**

Glenrothes 1 mile ■ St Andrews 25 miles ■ Edinburgh 30 miles

- An attractive traditional stone-built farmhouse (5 Bedrooms and 2 Reception Rooms)
- Located in a desirable and accessible area of Fife
- An adaptable range of modern and traditional farm buildings
- Productive area of Grade 3.2 arable and ploughable pasture ground
- Area of amenity woodland and grazing land
- Views over the surrounding countryside
- Stabling for up to 9 horses and outdoor riding arena
- Buildings with development potential (subject to necessary consents)

**About 46.15 Ha (114.04 Acres) in total**

**For Sale as a Whole or in 2 Lots**

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 **OnTheMarket**





### GENERAL

Goatmilk is located in a desirable and accessible location within rural Fife close to the town of Glenrothes. The farm is situated in an elevated position and benefits from views over the surrounding countryside and towards the Firth of Forth.

The farm is located about one mile to the west of Glenrothes which offers an excellent range of local amenities with a good selection of shops, supermarkets, pubs, restaurants and leisure facilities with a wider offering available in the nearby Kirkcaldy (6 miles). The popular county market town of Cupar (15 miles) is a short distance to the north-east with the cities of Edinburgh (30 miles), Dundee (26 miles) and Perth (20 miles) all within comfortable driving distance from Goatmilk.

Goatmilk is surrounded by some glorious rolling Fife countryside which is home to an array of wildlife and, for the outdoor enthusiast, the perfect setting for a range of recreational pursuits. There is great scope for walking, cycling, and there are many opportunities for riding with the local Pony Clubs for the younger enthusiast and various other Riding clubs. There is racing and polo at Scone outside Perth which is also the venue for the annual Scottish Game Fair. There is a number of excellent golf courses locally with the ancient and historic university town of St Andrews, renowned world-wide as the Home of Golf being some 25 miles to the north-east.

The pretty fishing villages of Fife's quaint East Neuk such as Crail, St. Monans, Anstruther and Pittenweem are just a short drive to the south east. In terms of days out the wide-open spaces of the Lomond Hills are close at hand along with several popular National Trust for Scotland properties including Hill of Tarvit outside Cupar, Kellie Castle and Falkland Palace. Fife's beautiful and varied coastline includes several sandy beaches such as St Andrews, Kingsbarns, Elie and Tentsmuir.

State schooling is available within Glenrothes with private schooling being provided at St Leonards in St Andrews, the High School of Dundee and several highly rated schools in the Perth and Edinburgh areas.

There are several local railway stations at Glenrothes, Cardenden, Markinch, Kirkcaldy and Ladybank, which form part of the Fife Circle Line which lead north from Edinburgh. Edinburgh International Airport (26.5 miles) is about a thirty-five minute drive to the south of the holding, with Dundee Airport (28 miles) offering a good selection of short-haul flights. Fife Airport is located directly opposite the farm and is used by light aircraft and helicopters mainly for training, survey and recreational trips.

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 Stirling Agricultural Centre (35 miles). 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 units.

### DESCRIPTION

Goatmilk presents an excellent compact mixed amenity and farming unit extending to approximately 46.15 Ha (114.04 Acres) located in an easily accessible area of Fife. The farm benefits from a substantial two storey traditional stone and brick farmhouse which is located towards the eastern boundary of the holding. Adjacent to the farmhouse there is an adaptable range of modern and traditional farm buildings which are readily accessible via a private farm road and currently provide stabling for up to 9 horses. The farmland is all situated within a ring fence and extends to the north and west of the holding, and is predominately down to arable and well suited to growing a range of cereal crops as part of a regular grassland rotation, with the addition of potatoes. The fields adjacent to the steading are down to pasture and used in conjunction with the equestrian enterprise on the farm, with an area to the north of the farm steading, which forms a small rocky outcrop, being a haven for wildlife, boasting a range of broadleaved trees and other vegetation.



### **METHOD OF SALE**

The sale of Goatmilk Farm offers Purchasers an opportunity to acquire the farm either as a whole or in 2 lots.

**Lot 1:** Farmhouse, steading and land extending to approximately 5.73 Ha (14.16 Acres) in total.

**Lot 2:** Farmland extending to about 40.42 Ha (99.88 Acres) in total, and benefitting from a right of access over track marked A-B-C as shown on the sale plan.

Please Note Lot 2 will not be sold prior to the sale of Lot 1.

### **LOT 1: FARMHOUSE, STEADING AND LAND EXTENDING TO APPROXIMATELY 5.73 HA (14.16 ACRES) IN TOTAL**

#### **Goatmilk Farmhouse**

The farmhouse is situated just to the east of the holding and benefits from a south facing outlook and views towards the Firth of Forth. The farmhouse is of stone and brick construction with external harling under a tiled roof. The farmhouse is approached via the farm road which leads from the public road and provides spacious and well proportioned family accommodation which is set over two levels including 2 public rooms on the ground floor with 4 bedrooms on the upper floor. The accommodation is laid out in more detail in the floorplans contained within this brochure.

#### **Garden Ground**

The farmhouse benefits from an attractive area of garden ground which is enclosed to the front by a stone wall, and is mostly laid to lawn. There is an area of parking for a number of cars adjacent and to the side of the house.



### Farm Buildings

The farm buildings are located adjacent to the farmhouse, and take the form of the original traditional steading range part of which has been incorporated into a number of more modern buildings. Briefly the buildings comprise:

#### Lean-to Stores (7.90m x 3.10m and 6.18m x 3.10m)

Located to the rear of the house, and adjacent to the stable block. Of timber frame construction under box profile roofs with concrete floors.

#### Traditional Stable Block (36.75m x 5.56m)

Part of the original traditional steading, which has been completely refurbished and re-roofed during the current Seller's ownership and is now used in conjunction with the DIY livery enterprise on the farm. Of stone and brick construction under a new box profile roof with a concrete floor the building is split into number of sections comprising: 3 stables, modern fitted tack room and a store room/studio.

#### Riding Arena (30.00m x 23.25m)

Enclosed by a stone wall and post and rail fencing, with a silica sand and carpet cuttings floor and floodlights.

#### Traditional Barn (12.40m x 5.30m)

Of stone construction under a corrugated roof with concrete floor and 4 stables pens.

#### Lean-to Store (5.94m x 2.80m)

Of stone and brick construction under a corrugated roof with concrete floor and housing electrical meters.

#### Former Cart Shed / Store (15.18m x 5.03m)

Of traditional stone construction under a tin roof, split into 2 further stables and a secure store.





**Pole Barn (17.50m x 7.00m)**

Of timber frame construction under a tin roof with an earth floor with a lean-to implement shed to the rear (20.90m x 5.83m).

**General Purpose Shed (20.0m x 13.80m)**

Of steel portal frame construction under a corrugated roof, with stone walls and a concrete floor. Including an internal timber store, and a small lean-to (8.29m x 3.28m).

**Cattle Court (30.00m x 16.05m and 23.78m x 5.57m))**

Of steel portal frame construction under a corrugated roof, with stone and brick walls.

There is also a large yard area surrounding the buildings which is used for machinery and fodder storage.

**Land at Lot 1 extending to 5.73 Ha (14.16 Acres)**

The land in Lot 1 extends to 5.73 Ha (14.16 Acres) and is located to the north and south of the farmhouse and steading. The land has been classified as Grade 3.2 by the James Hutton Institute and forms a contiguous block of ground which surrounds the steading and would be well suited for the grazing of livestock or for equestrian purposes. The land is generally of a southerly aspect rising from 124m on the southern boundary adjacent to the public road to 162m above sea level at its highest point to the north of the farm steading at the top of the rocky outcrop next to the small area of amenity woodland.

**LOT 2: LAND EXTENDING TO APPROXIMATELY 40.42 HA (99.88 ACRES) IN TOTAL**

The land in Lot 2 extends to approximately 40.42 Ha (99.88 Acres) in total and extends to the north and west of the farm steading. The farmland comprises mainly arable with a small area of permanent pasture land. The farmland is classified as Grade 3.2, with cropping largely based on winter and spring cereal crops with a temporary grass and potato rotation, with the remainder of the land down to pasture and used for grazing purposes. The fields are well laid out and of a generous size, easily accommodating modern machinery, and readily accessible directly either off the main public road or via an excellent network of internal track. The land is generally of a southerly aspect lying between 125m on the southern boundary to 159m above sea level at its highest point to the northern boundary. In the event Lot 1 is sold separately, the land in Lot 2 will benefit from a right of access along the farm road between points A-B-C on the sale plan.

**CLAWBACK/DEVELOPMENT**

All of land within Lot 2 and Field 1 which forms part if Lot 1, is subject to an existing standard security in favour of the previous owners of Goatmilk to clawback 50% of the uplift in value, in the event of planning permission being granted for development of the subjects for any purpose other than agricultural, over any part of the land being obtained until 27th November 2026. Further details of the clawback agreement are available from the Selling Agents.

In addition to the security in favour of the previous owners, the missives of sale of Lot 1 and Lot 2 will be subject to the purchaser(s) granting a new standard security in favour of the current Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the remainder of the holding (out with the existing security) being obtained subsequent to the date of entry for a period of 30 years.

Please note that a planning application has recently been submitted for planning permission in principle in respect of a residential development covering an area of the land which has been retained by the Sellers to the north and east of Lot 1. Further details can be obtained from Fife Council Planning Portal quoting planning application reference No: 21/03264/PPP [www.fife.gov.uk](http://www.fife.gov.uk)



**SERVICES**

	Electricity	Water	Heating	Drainage	Council Tax	EPC Rating
Goatmilk Farmhouse	Mains	Mains	Oil & Solid Fuel	Private Septic Tank	Band F	D58
Farm Buildings	Mains (Single Phase)	Mains	-	-	-	-



**POSTCODE**

KY6 2NH

**WHAT3WORD**

Lot 1: <https://what3words.com/overused.rules.basics>

Lot 2: <https://what3words.com/alleyway.marker.sedated>

**LOCAL AUTHORITY**

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

**SGRPID**

Strathearn House  
Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RX  
T: 0300 2445400  
E: [SGRPID.perth@gov.scot](mailto:SGRPID.perth@gov.scot)

**BASIC PAYMENT SCHEME (BPS) 2023**

Any payments relating to the 2023 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 Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.







#### **SOLICITORS**

Charles Wood & Sons  
37 Kirk Wynd  
Kirkcaldy  
Fife  
KY1 1EN  
T. 01592 261621  
E. reception@charleswoodlaw.co.uk

#### **ENTRY**

The date of entry will be 28 November 2023.

#### **SPORTING RIGHTS**

Insofar as these rights form part of the property title they are included with the sale.

#### **TIMBER**

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

#### **MINERALS**

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

#### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

#### **LESS FAVOURED AREA SUPPORT SCHEME (LFASS)**

The farmland at Goatmilk has been designated as being within Non Less Favoured Area (Non-LFA).

#### **IACS**

Goatmilk Farm is registered for IACS purposes.

#### **NITRATE VULNERABLE ZONE (NVZ)**

Land at Goatmilk falls out with a NVZ area.

#### **INGOING VALUATION**

The purchaser(s) of Goatmilk 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 hay, straw, fodder, woodchip, pitted and bale silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

There will be no ingoing valuation once the current crop has been removed.

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.



### **THIRD PARTY RIGHTS AND SERVITUDES**

The sale of Lot 1 will be subject to the granting of a right of access in favour of the purchaser(s) of Lot 2 over the farm road marked A-B-C on the sale plan. Field 6 is currently let for potatoes for the 2023 season to a local farming business, and therefore entry to this field will follow once the potatoes have been lifted from the field.

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.

### **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.

### **DEPOSIT**

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

### **VIEWING**

Viewings are strictly by prior appointment and only through the Selling Agents.

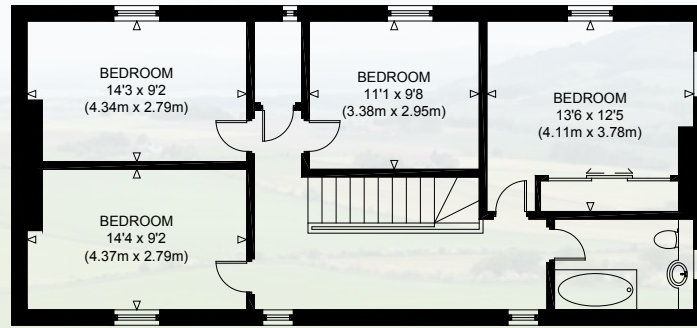
### **HEALTH & SAFETY**

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in relation to livestock on the holding.

### **MORTGAGE 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 on 07500 794201. Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 819 SQ FT / 76.1 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1604 SQ FT / 149.0 SQ M

GOATMILK FARM  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2423 SQ FT / 225.1 SQ M  
(INCLUDING STORE)

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

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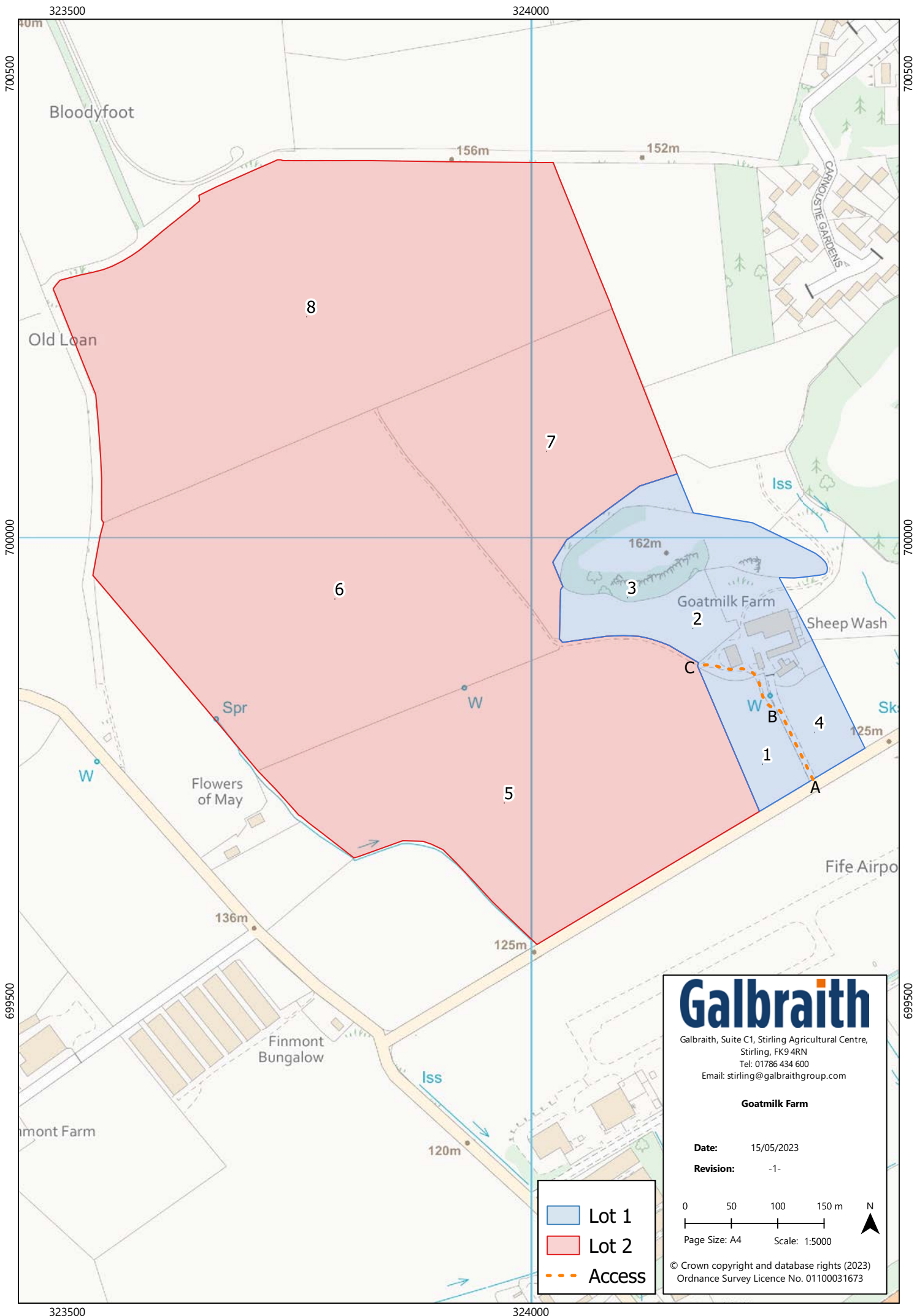
## Goatmilk Farm, Glenrothes, Fife, KY6 2NH

### LOT 1

Field No	AREA		ARABLE		PASTURE		WOODLAND		OTHER / RYB		BPS Region	CROPPING HISTORY				
	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)		2023	2022	2021	2020	2019
1	0.82	2.03	0.82	2.03							1	SB	WW	POT	SB	SB
2	2.86	7.07			2.86	7.07					1	PGRS	PGRS	PGRS	PGRS	PGRS
3	0.62	1.53					0.62	1.53			1	WAF/ PGRS	WAF/ PGRS	WAF/ PGRS	WAF/ PGRS	WAF/ PGRS
4	0.61	1.51			0.61	1.51					1	PGRS	PGRS	PGRS	PGRS	PGRS
Misc	0.82	2.03							0.82	2.03	-	RYB	RYB	RYB	RYB	RYB
<b>TOTAL</b>	<b>5.73</b>	<b>14.16</b>	<b>0.82</b>	<b>2.03</b>	<b>3.47</b>	<b>8.57</b>	<b>0.62</b>	<b>1.53</b>	<b>0.82</b>	<b>2.03</b>						

### LOT 2

Field No	AREA		ARABLE		PASTURE		WOODLAND		OTHER / RYB		BPS Region	CROPPING HISTORY				
	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)		2023	2022	2021	2020	2019
5	9.86	24.36	9.86	24.36							1	SB	WW	POT	SB	SB
6	11.00	27.18	11.00	27.18							1	POT	SB	WW	SB	SB
7	5.39	13.32	5.39	13.32							1	PGRS	PGRS	PGRS	PGRS	PGRS
8	14.02	34.64	14.02	34.64							1	SB	SB	WW	POT	SB
Misc	0.15	0.37							0.15	0.37	-	PGRS	PGRS	PGRS	PGRS	PGRS
<b>TOTAL</b>	<b>40.42</b>	<b>99.88</b>	<b>40.27</b>	<b>99.51</b>					<b>0.15</b>	<b>0.37</b>						
<b>OVERALL TOTAL</b>	<b>46.15</b>	<b>114.04</b>	<b>41.09</b>	<b>101.53</b>	<b>3.47</b>	<b>8.57</b>	<b>0.62</b>	<b>1.53</b>	<b>0.97</b>	<b>2.40</b>						



**Galbraith**  
 Galbraith, Suite C1, Stirling Agricultural Centre,  
 Stirling, FK9 4RN  
 Tel: 01786 434 600  
 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)

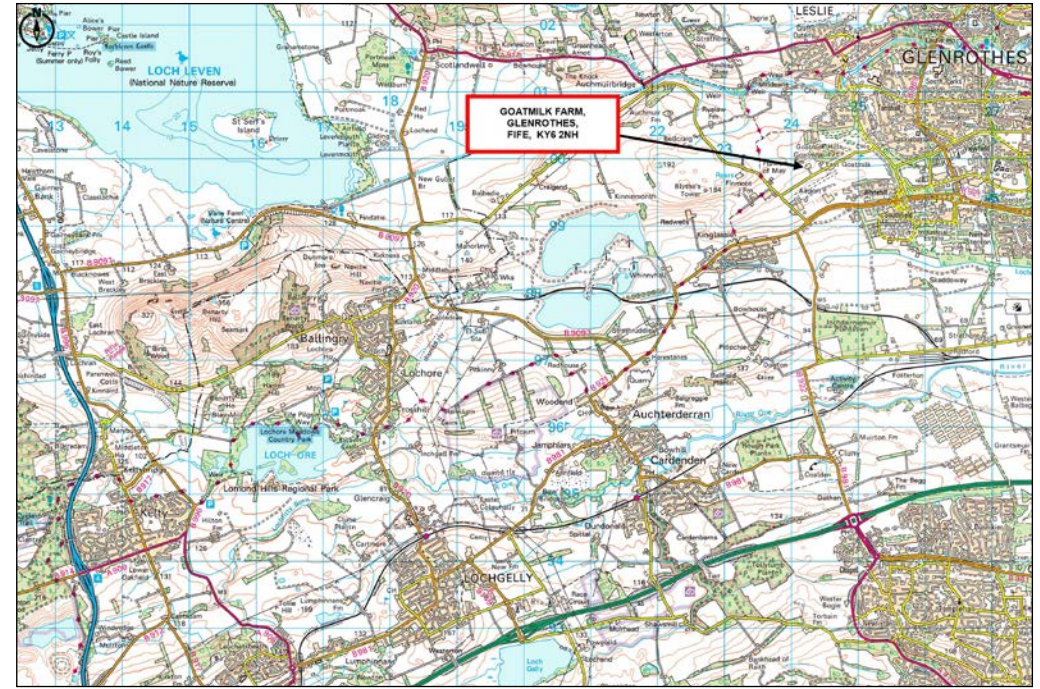
**Goatmilk Farm**

**Date:** 15/05/2023  
**Revision:** -1-

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Lot 1  
 Lot 2  
 Access



### 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 required AML 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 June 2023. 8. Brochure prepared June 2023





**Galbraith**