

LAND AT MAINS OF BOQUHAPPLE

THORNHILL, STIRLING

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A productive block of arable and grassland situated adjacent to the village of Thornhill

Callander 6 miles ■ Stirling 10 miles ■ Glasgow 32 miles

- A versatile and productive block of Grade 3.2 arable and grassland
- Useful modern general purpose shed and yard area
- Situated in a rural and accessible location within close proximity to Stirling
- Excellent level of access directly from adjacent public roads and internal farm tracks
- Land with longer term development potential (subject to obtaining necessary planning consents)

About 99.87 Ha (246.78 Acres)

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com



Lot 2



Lot 1



Lot 1



SITUATION

The Land at Mains of Boquhapple forms two productive blocks of arable and grazing ground located next to the attractive rural village of Thornhill. Thornhill offers day to day amenities with the popular tourist town of Callander located roughly 10 miles to the north and features a wider range of services. Stirling about 10 miles to the east of the holding with Glasgow about 32 miles southwest and Edinburgh being 45 miles to the east.

The land is located within close proximity to excellent transport infrastructure with the M9/M80 motorways being accessible within a 15 minute drive and the train stations of Stirling, Bridge of Allan and Dunblane all within a 20 minute drive respectively. Glasgow and Edinburgh International Airports are within an hour offering regular domestic and international flights.

The scenic Loch Lomond and Trossachs National Park is within a 15 minute drive to the west of the land, offering famous scenery and a variety of recreation and leisure opportunities including a wide range of water sports. The surrounding hills are extremely popular with hill walkers and the area as a whole offer's opportunities for mountain biking, sailing, horse riding, shooting and fishing.

Agriculturally, the Carse of Stirling area is well provided for by merchants and suppliers, with the nearby UA Mart at Stirling providing a fantastic outlet for good quality livestock, which the area is renowned for producing. The Carse land itself also provides a mix of productive arable and grassland and the area is well known for growing the finest quality Timothy Hay, widely regarded as being the very best in the UK.

DESCRIPTION

The Land at Mains of Boquhapple comprises two productive blocks of arable and grassland extending to approximately 99.87 ha (246.78 acres) in total. The land is utilised for the production of grassland for fodder, arable cropping and potatoes, it has been classified as Grade 3.2 by the James Hutton institute. The land is split into two distinct parcels and lie to the north and south of the A873, with the southern block bound to south by the Goodie Water, and northern block located to the north of A873 and partially bound to the east by the B822. The subject also includes an area of hard standing and modern general-purpose agricultural shed, which are accessed via a private farm road which leads from the A873.

METHOD OF SALE

Land at Mains of Boquhapple is offered for sale as a whole or in 2 lots.

Lot 1



LOT 1: MODERN BUILDING AND LAND TO NORTH OF THE A873 EXTENDING TO ABOUT 54.23 HA (134.00 ACRES)

Modern Store (24.38m x 15.24m)

Located within Lot 1, a short distance to the north of the A873, there is a useful general-purpose agricultural shed which is of a steel portal frame construction under a box profile roof and side cladding and a stone floor. The building benefits from a mains water supply.

Farmland

The land at Lot 1 extends to about 54.23 Ha (134.00 Acres) in total and comprises a productive mix of arable and grassland with a small area of mixed amenity woodland along the western periphery and to the east of field 8. The land is generally of a southerly aspect and rises from approximately 30m above sea level at the lowest point on the southern western point to approximately 89m above sea level at the highest point along the northern boundary. The land benefits from an excellent level of farm vehicle access from either directly off the adjacent public roads or by internal farm tracks. The land has historically been in a rotation of cereals and temporary grass, with one field down to potatoes this year.

LOT 2: LAND EXTENDING TO ABOUT 45.64 HA (112.78 ACRES)

The land at Lot 2 is located to the south of the A873 and extends to about 45.64 Ha (112.78 Acres) in total and comprises an area of arable and pasture ground. The land currently down to mix of spring barley, temporary grass and pasture, all of the fields are of good practical size and layout well suited to modern machinery. The land is generally of a slight southerly aspect rising from approximately 12m above sea level at its lowest point along the southern boundary with the Goodie Water, to about 35m above sea level at the highest point on the northern boundary adjacent to the A873. The land benefits from a right of access over a shared private road between points A and B on the sale plan below, which is owned by a third party, and the land is split into a number of enclosures which are both readily accessible from a shared access road and from field gates which lead onto A873 to the north.

PROMOTION & CLAWBACK AGREEMENT

The sale of Lot 2 is subject to an existing development promotion agreement in favour of a third party, in relation to the land forming enclosures 9, 10, 11, 12 & 15, located to the west of the Village of Thornhill. It is a condition of sale of Lot 2, that the purchaser(s) upon entry will (a) enter into a Deed of Adherence to confirm their compliance with the terms of the promotion agreement, on the same terms as the Seller in respect of Lot 2; and (b) the missives of sale will also be subject to the purchaser(s) entering into a new clawback agreement with the Seller (to be secured by a standard security) in order to secure to the Seller a clawback amount of 25% of any uplift in value (over and above agricultural value) of said enclosures 9, 10, 11, 12 & 15, arising as a result of planning permission being granted for any change of use of the said subjects, from the date of entry for a period of 25 years.

Lot 1





Lot 2



Lot 2



Lot 2

A high-level summary of the terms of the promotion agreement will be made available for viewing to parties who have had a formal viewing, provided satisfactory confirmation of proof of funding and a signed non-disclosure confidentially agreement in terms satisfactory to the Selling Agent.

IACS

All the farmland is registered for IACS purposes and location code is 718/0064.

NITRATE VULNERABLE ZONE (NVZ)

The Land at Mains of Boquhapple is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

The Seller may enter discussions with the Purchaser to transfer the right to receive 51.73 Region 1 BPSE units allocated to Lot 1, and 45.05 Region 1 BPSE units allocated to Lot 2, in addition to the heritable property and by separate negotiation. Further details are available from the Selling Agents. Any payments relating to the 2025 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 Entitlements (BPSE) 2025 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

LOCAL AUTHORITY

Stirling Council
1-3 Port Street
Stirling
FK8 2EJ
T. 01786 404040
W. www.stirling.gov.uk

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX
T: 0300 2445400 E: SGRPID.perth@gov.scot

SOLICITORS

Dales Solicitors LLP, 18 Wallace Street, Galston, KA4 8HP
T: 01563 820216
W: www.dalesllp.co.uk

MINERALS

The mineral rights are included in so far these rights form part of the property title they.

TIMBER

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

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).

Please note field number 3 within Lot 1 is currently let out on seasonal cropping licence for potatoes, therefore entry to this field will be provided once the 2025 crop has been lifted.

INGOING VALUATION

The purchaser(s) of Land at Mains of Boquhapple shall, in addition to the purchase price, be obliged to take over and pay for 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 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 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.

THIRD PARTY RIGHTS AND SERVITUDES

The Sellers benefit from a right of access over a shared private road between points A and B on the site plan, which is owned by a third party with access shared with three other third parties.

The remainder of the private road between points B and C forms part of the subject sale of Lot 2 and is burdened by a right of access in favour of the owners of East Moss Side Farm.

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.

VIEWING

Strictly by appointment with the Selling Agents.

POST CODE

FK8 3QN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1: <https://what3words.com/hazel.rise.acting>

Lot 2: <https://what3words.com/unguarded.preheated.chart>

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.

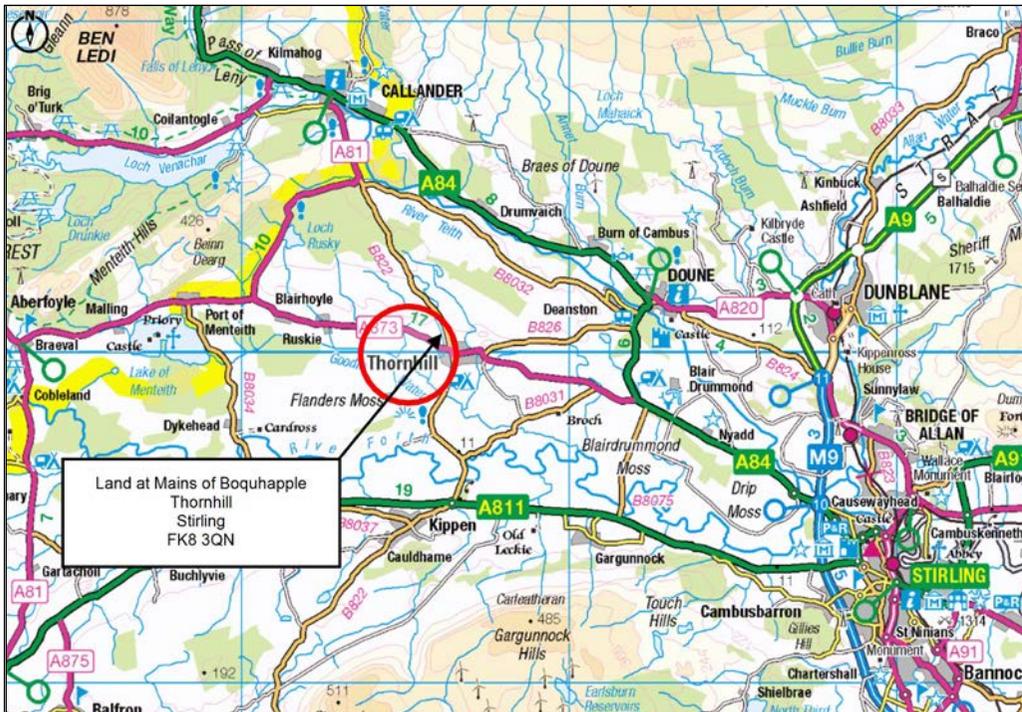
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



Lot 2



FINANCE

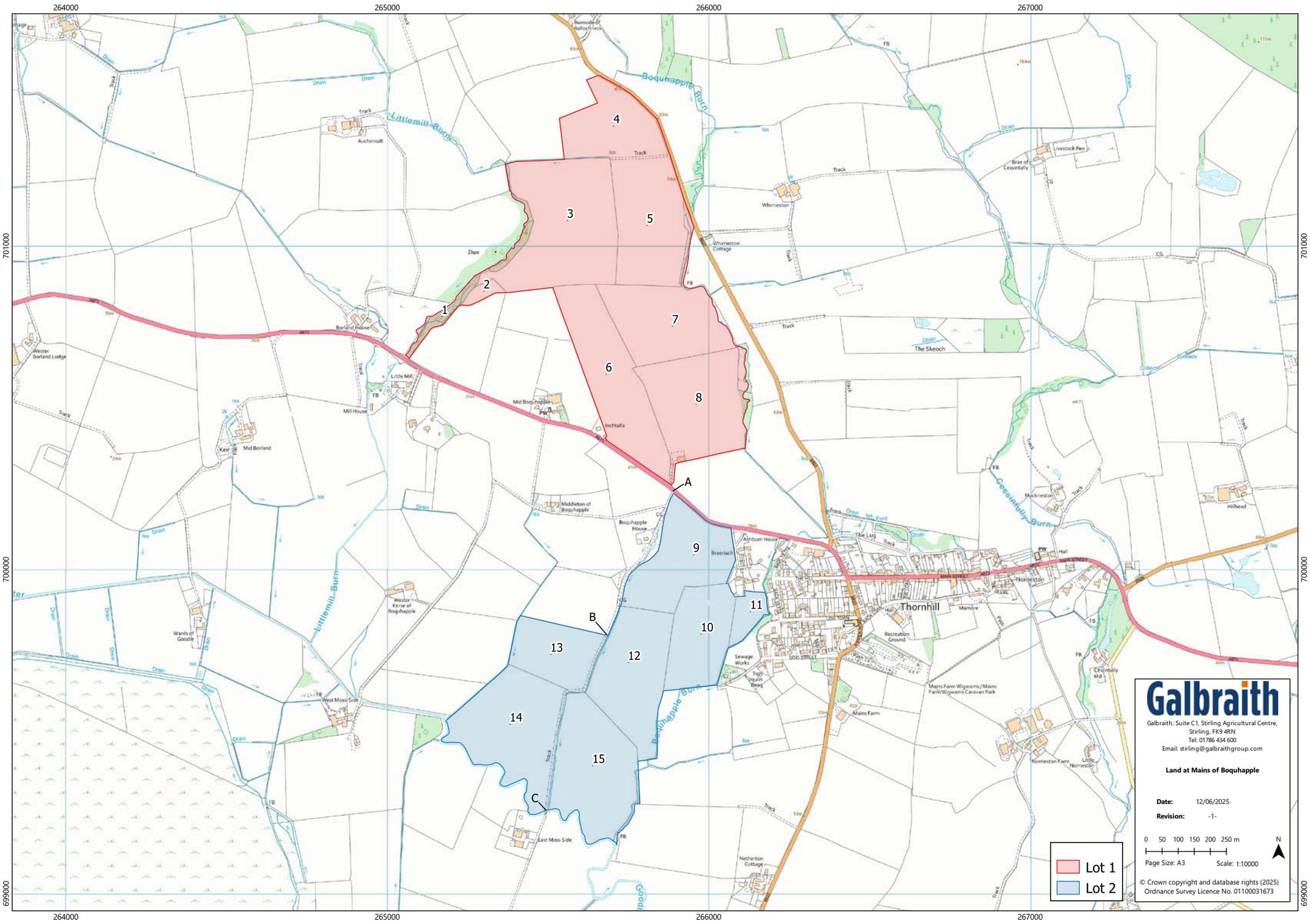
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

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 June 2025

LAND AT MAINS OF BOQUHAPPLE, THORNHILL, STIRLING, FK8 3QN

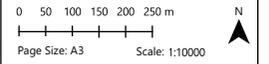
| FIELD NO | AREA | | BPS REGION | ARABLE | | GRAZING | | WOODLAND | | OTHER | | CROPPING HISTORY | | | | |
|--------------|--------------|---------------|------------|--------------|---------------|--------------|--------------|-------------|-------------|-------------|-------------|------------------|-------------|--------|--------|--------|
| | (HA) | (ACRE) | | (HA) | (ACRE) | (HA) | (ACRE) | (HA) | (ACRE) | (HA) | (ACRE) | 2025 | 2024 | 2023 | 2022 | 2021 |
| LOT 1 | | | | | | | | | | | | | | | | |
| 1 | 0.62 | 1.53 | N/A | | | | | 0.62 | 1.53 | | | WAF | WAF | WAF | WAF | WAF |
| 2 | 0.52 | 1.28 | 1 | | | 0.52 | 1.28 | | | | | PGRS | PGRS | PGRS | PGRS | PGRS |
| 3 | 12.42 | 30.69 | 1 | 12.39 | 30.62 | | | | | 0.03 | 0.07 | WPOTS | SB | SB | SO | SB |
| 4 | 5.70 | 14.08 | 1 | 5.70 | 14.08 | | | | | | | SB | FALW | SB | SB | SB |
| 5 | 8.14 | 20.11 | 1 | 8.13 | 20.09 | | | | | 0.01 | 0.02 | SB | SB | SB | SB | PGRS |
| 6 | 9.10 | 22.49 | 1 | 9.10 | 22.49 | | | | | | | SB | SB | SB | WW | WW |
| 7 | 7.67 | 18.95 | 1 | 7.49 | 18.51 | | | | | 0.18 | 0.44 | PGRS | PGRS | PGRS | PGRS | PGRS |
| 8 | 8.71 | 21.52 | 1 | 8.40 | 20.76 | | | | | 0.31 | 0.77 | SB | SB | SB | SB | WW |
| MISC | 1.35 | 3.34 | N/A | | | | | | | 1.35 | 3.34 | | | | | |
| TOTAL | 54.23 | 134.00 | | 51.21 | 126.54 | 0.52 | 1.28 | 0.62 | 1.53 | 1.88 | 4.65 | | | | | |
| LOT 2 | | | | | | | | | | | | | | | | |
| 9 | 7.01 | 17.32 | 1 | | | 7.01 | 17.32 | | | | | PGRS | PGRS | PGRS | PGRS | PGRS |
| 10 | 5.53 | 13.66 | 1 | | | 5.53 | 13.66 | | | | | PGRS | PGRS | PGRS | PGRS | PGRS |
| 11 | 1.28 | 3.16 | 1 | | | 1.28 | 3.16 | | | | | PGRS | PGRS | PGRS | PGRS | PGRS |
| 12 | 8.10 | 20.02 | 1 | | | 8.10 | 20.02 | | | | | PGRS | PGRS | TGRS 5 | TGRS 4 | TGRS 3 |
| 13 | 4.56 | 11.27 | 1 | | | 4.56 | 11.27 | | | | | PGRS | TGRS 5 | TGRS 4 | TGRS 3 | TGRS 2 |
| 14 | 9.50 | 23.47 | 1 | | | 9.50 | 23.47 | | | | | PGRS | TGRS 5 | TGRS 4 | TGRS 3 | TGRS 2 |
| 15 | 9.05 | 22.36 | 1 | 9.05 | 22.36 | | | | | | | SB | SB/ FALW | FALW | WW | TGRS 4 |
| MISC | 0.61 | 1.51 | N/A | | | | | | | 0.61 | 1.51 | | | | | |
| TOTAL | 45.64 | 112.78 | | 9.05 | 22.36 | 35.98 | 88.91 | | | 0.61 | 1.51 | | | | | |
| TOTAL | 99.87 | 246.78 | | 60.26 | 148.90 | 36.50 | 90.19 | 0.62 | 1.53 | 2.49 | 6.15 | | | | | |



Galbraith
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Land at Mains of Boquhapple

Date: 12/06/2025
Revision: -1-



Lot 1
 Lot 2

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Lot 2



Galbraith