

LAND AT THE CROFT

KINROSSIE, PERTHSHIRE

Galbraith

LAND AT THE CROFT, KINROSSIE, PERTHSHIRE

Perth 7 miles Coupar Angus 6 miles
Dundee 16 miles Burrelton 3.5 miles
Balbeggie 3 miles

Approx 70.55 acres (28.56 ha)

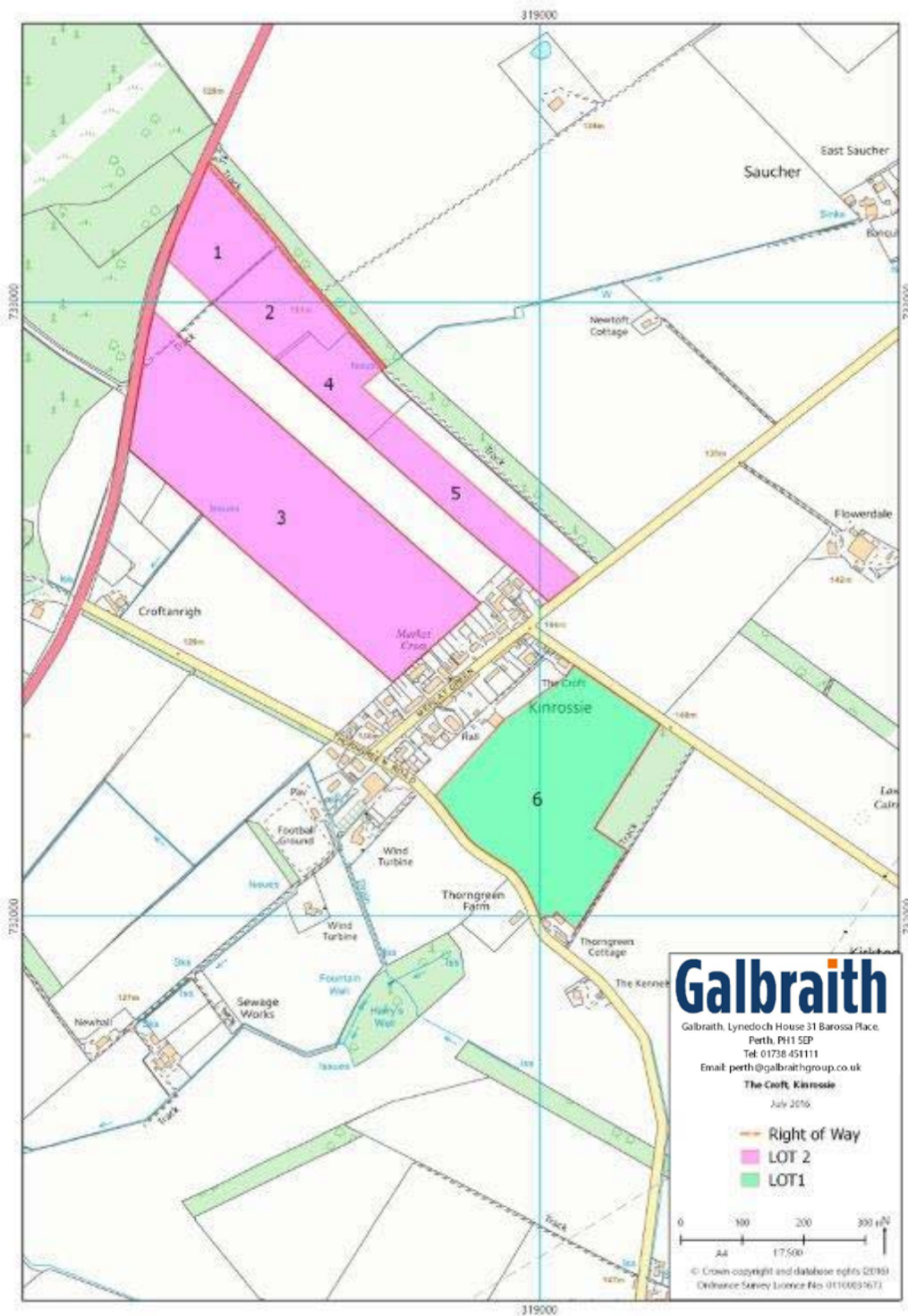
- Productive Grade 3 arable land
- Access from road network
- For sale as a whole or in two lots

Galbraith

Lynedoch House
Barossa Place
Perth PH1 5EP
01738 451111
perth@galbraithgroup.com

 OnTheMarket.com





VIEWING

Strictly by appointment with the Selling Agents, Galbraith.

GENERAL

The land at The Croft is situated adjacent to the village of Kinrossie within the fertile Vale of Strathmore. Historically the land was utilised by a number of small holders. However, in more recent years the land has predominately been utilised for cereals, soft fruit and potato production. The majority of the land is gently undulating and ranges from 132 m to 145 m above sea level. The soils are a mixture of brown earth and podzol soil and all the land is designated by the James Hutton Institute as Class 3. The average rainfall for the area is approximately 800 - 1,000 mm per annum.

Access to the fields is off the public highway or via private access tracks.

THE CROPPING HISTORY

| | Field | Acres | Ha | 2012 | 2013 | 2014 | 2015 | 2016 |
|--------------|-------|--------------|--------------|--------------|--------------|--------------|-----------|-----------|
| Lot 1 | 6 | 20.52 | 8.30 | SB/RASP/WPOT | SB/RASP/WPOT | SB/RASP/WPOT | PEAS/RASP | SB/RASP |
| Lot 2 | 5 | 4.91 | 1.99 | SB | SB | PEAS | SB/WPOT | SB/WPOT |
| | 4 | 4.27 | 1.73 | PGRS | PGRS | PGRS | PGRS | PGRS |
| | 3 | 30.26 | 12.25 | SB/FALW | BEANS/FALW | SB/FALW | SB/FALW | WPOT/FALW |
| | 2 | 5.21 | 2.11 | SB/WPOT | SB | PEAS | SB | SB |
| | 1 | 5.38 | 2.18 | SB | SB | PEAS | SB | SB |
| Total | | 70.55 | 28.56 | | | | | |

SITUATION

The subjects of sale are situated approximately 7 miles to the north-east of Perth in close proximity to the A94.

DIRECTIONS

Heading from Perth on A94 signposted Coupar Angus, follow the road for approximately 6½ miles, turning right signposted Kinrossie. In the village of Kinrossie turn left along Mercat Green, the southern field is located on the right hand side and the northern fields are then located on your left hand side.

POST CODE

PH2 6HT

SOLICITORS

McNabs, 10 Barossa Place, Perth, PH1 5JX, Telephone No: 01738 623432

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD
Telephone No: 01738 475000

BASIC PAYMENT SCHEME (BPS)

The 2016 Single Application Form has been submitted to enable Basic Payment Scheme entitlements to be established. The seller will enter into discussions with the purchaser to transfer the right to receive the Basic Payment Scheme (BPS) entitlements in proportion to the area purchased.

IACS

All the farmland is registered for IACS purposes. The holding number is 668/0006.

RIGHT OF PRE-EMPTION

The land at The Croft, Kinrossie is currently subject to a right of pre-emption in favour of Dunsinnan Estate.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way. The servitudes, wayleaves and others whether contained in the other Title Deeds or otherwise and the purchasers will be deemed as satisfied themselves in respect thereof.

SPORTING RIGHTS

In so far as these rights form part of the property Title they are included within the sale.

TIMBER

All fallen and standing timber is included in the sale in so far as they are owned.

MINERALS

The minerals are included within the sale in so far as they are owned by the seller.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within 7 days of completion of missives. The deposit will be non-refundable. In the event of the purchaser failing to complete for reasons not attributed to the seller or the agents.

INGOING VALUATION

The purchaser(s) of Land at The Croft shall, in addition to the purchase price, be obliged to take over and pay for, the valuation to be agreed by a mutual, appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on seeds, labour, lime, fertilisers, spray and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

2. All hay, straw, fodder, roots, silage and farmyard manure and other products at market value.

3. All oils, fuels, fertilisers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuation 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 of the valuation pending agreement. Should the payment not be made within 7 days then the interest will become payable on outstanding monies at 8% over the Bank of Scotland borrowing rate.

MORTGAGE FINANCE

Galbraith are approved agents for the Agricultural Mortgage Corporation 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 and improving or erecting farm buildings. For further details and to discuss the proposals in confidence please contact Galbraith on 01738 451111 or email perth@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 Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Lyneoch House, Barossa Place, Perth, PH1 5EP. 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. For further details please visit galbraithgroup.com and onthemarket.com.

