

An aerial photograph of a large agricultural property. The farm consists of several large green fields, some with visible plough lines. A central road or track runs through the middle of the property. In the background, there is a large body of water, likely a bay or estuary, and distant hills under a blue sky with scattered clouds. A small cluster of buildings, including a house and outbuildings, is situated in the middle of the farm.

Galbraith

BANKHEAD FARM
CAIRNEYHILL, DUNFERMLINE, FIFE

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An excellent compact and productive arable and grass unit within
West Fife

Cairneyhill 1 mile ■ Dunfermline 4.5 miles ■ Stirling 20 miles ■ Edinburgh 21 miles

- Traditional 5 bedroom stone built farmhouse & former bothy
- A compact range of farm buildings
- Productive Grade 2 and Grade 3 arable land
- Land suitable for growing a wide range of vegetables and cereals
- Stunning panoramic views across the Firth of Forth

About 63.06 Ha (155.82 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com





SITUATION

Bankhead Farm is an attractive ring-fenced mixed arable and grassland unit situated in a desirable and accessible part of West Fife near the village of Cairneyhill. The village is within a 5 minutes' drive and offers a range of local amenities including shops, garden centre, primary school, restaurants, cafes and car garages. Continuing through Cairneyhill you can be in the large town of Dunfermline within 10 minutes. Dunfermline offers a much wider range of amenities including leisure facilities, train station, local secondary school and a number of supermarkets including an Aldi, Asda and Tesco Extra. The city of Stirling and city of Edinburgh are both within a 40 minute drive respectively.

Commuters to Edinburgh can travel with ease via train from Dunfermline to Edinburgh City Centre with a travel time of around 35-40 minutes. The city of Edinburgh boasts a substantial range of amenities including retail centres, leisure and business facilities, as well as many historic monuments and landmarks. Edinburgh provides unlimited travel options with regular mainline rail connections and the airport providing domestic and international flights daily.

This area of Fife is well served by a wide variety of agricultural contractors, merchants and suppliers, with regular livestock sales held in Stirling at the United Auctions and Caledonian Marts. Traditionally this part of Fife is well known for its fertile land, capable of producing high yields of an extensive range of crops. The area would be well suited to intensive cropping and livestock.

METHOD OF SALE

Bankhead Farm is offered for sale as a whole.

FARMING SYSTEM

The farm has been in the vendors family for three generations with the farming system being centred on a mixed arable and livestock enterprise. The current farming system is centred around Spring Barley which is sold for malting although historically the land has produced high yields of oats, wheat and winter barley. The current owners of the farm run a winter farm produce shop, they have grown a vast variety of crops on the farm to supply the shop, with supplement produce being sourced from food markets in Glasgow.

The farm is also home to a herd of around 20 suckler cows which are grazed in the summer on grassland and housed in a cattle court through the winter months.

DESCRIPTION

Bankhead Farm is located within a highly sought after and accessible location within West Fife and is accessed via a private road leading from the A985. The private road leads you up to the steading with the farmhouse sitting centrally within the holding boasting outstanding views across the Firth of Forth and the three bridges. The compact steading benefits from several traditional and more modern farm buildings that could have a variety of uses. The farm presents a productive arable unit extending to 63.06 Ha (155.82 Acres) in total including roads, yards and buildings with the agricultural land extending to 61.84 Ha (152.80 Acres).

Farmhouse

The farmhouse is a traditional 5-bedroom stone built farmhouse with rendered stone walls under a slate roof. It is situated in the heart of the farm with incredible views of the surrounding countryside and the Firth of the Forth. The property has been modified and occupied as two separate units but has useful interlinking door which connects the two units together. The accommodation is spacious throughout and would provide a fantastic family home benefiting from a large mature garden towards the rear of the property which is mostly laid to lawn. The accommodation and room dimensions are set out in more detail in the floor plan contained within this brochure.

Farm Buildings

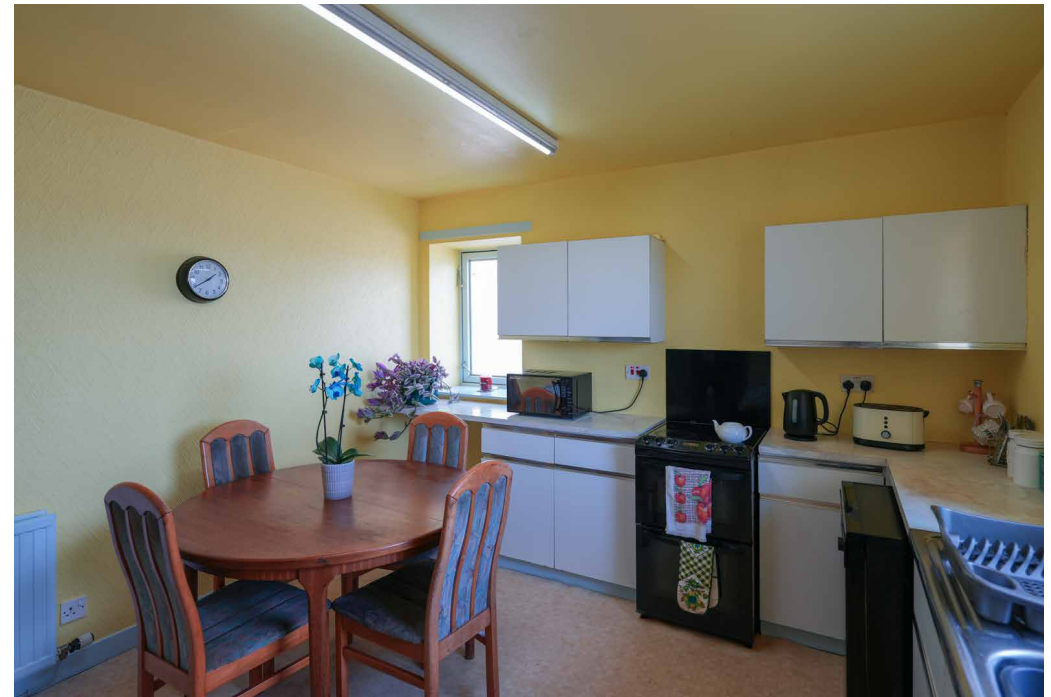
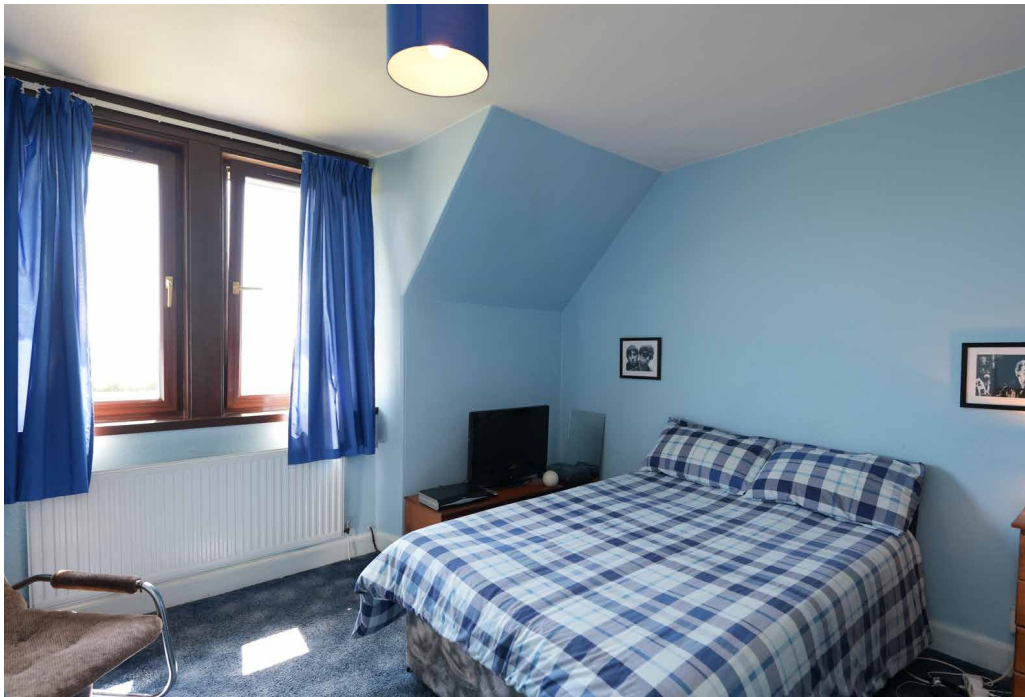
Bankhead Farm is well equipped with a useful range of farm buildings which lie to the north and west of the farmhouse and there is a sizeable yard area adjacent to the buildings. The farm buildings comprise:

Grain/Potato Store (20.16m x 11.45m)

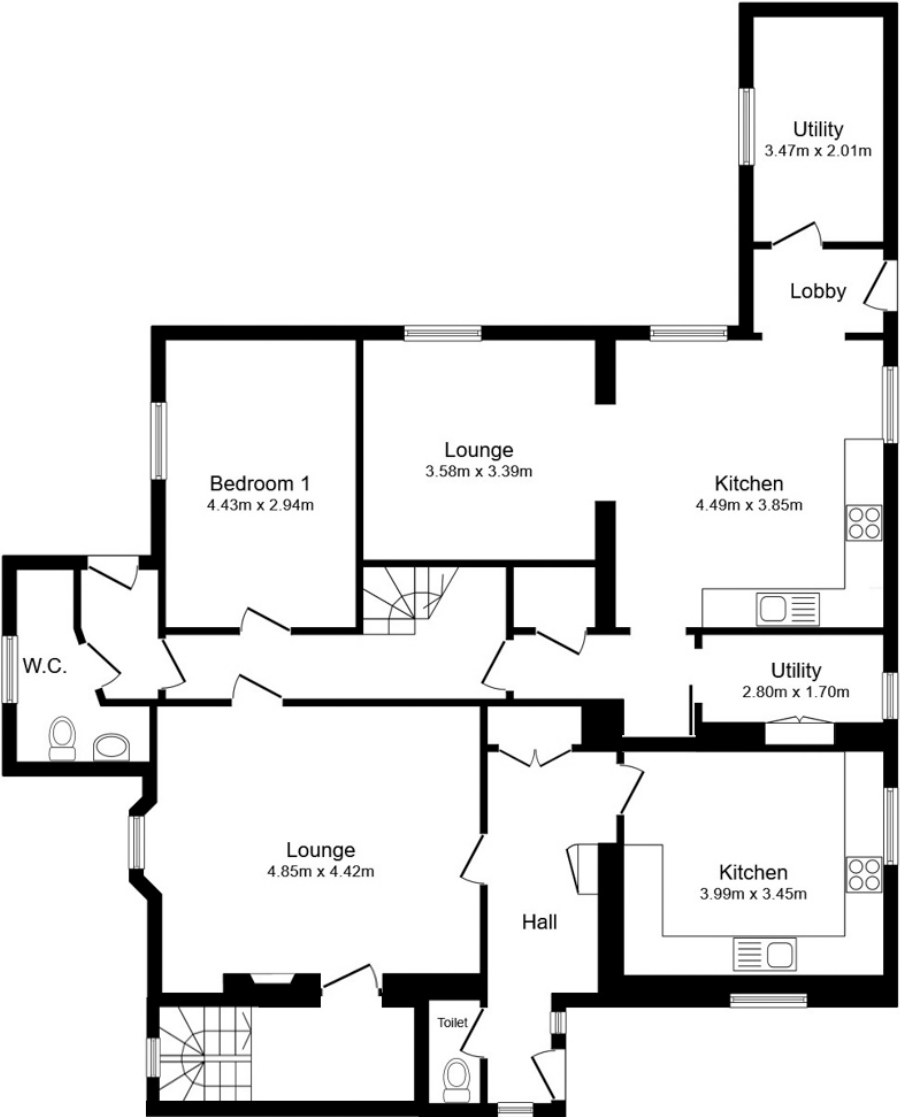
Of brick construction under a pitched corrugated fibre roof with a concrete floor and main sliding door.

Cattle Court (30m x 20m)

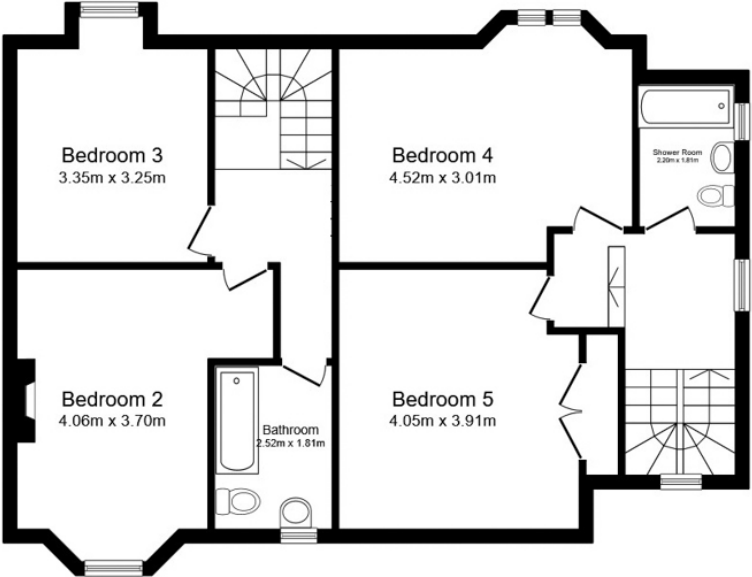
Of steel portal frame construction under a pitched corrugated fibre roof with concrete block walls, ventair side cladding and a concrete floor. There is a raised central feed passage splitting the shed with cattle housing on one side and general storage and the farm shop on the other side.



The Farmhouse

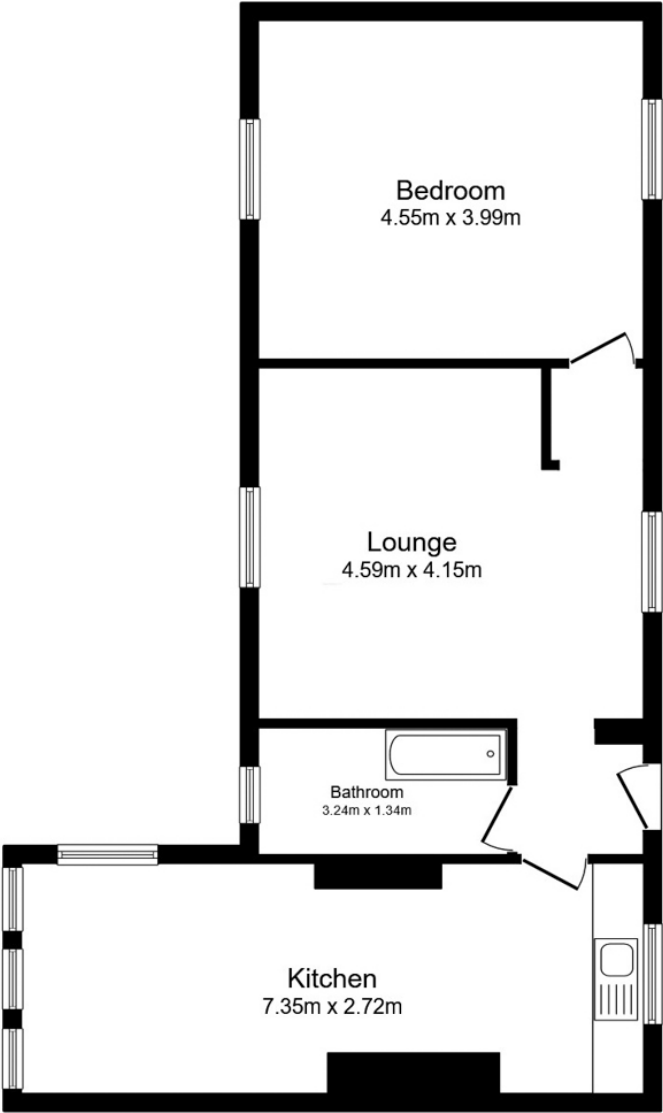


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Floor Plan

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Bothy

Towards the immediate west of the farmhouse lies an unoccupied bothy which would require complete renovation, although could potentially provide a development opportunity for a second dwelling, or short term let subject to obtaining any necessary consents. The bothy is set over a single story and is of traditional stone construction under a pitched tile roof with timber framed single glazed windows. The accommodation included a kitchen, bedroom, bathroom and sitting room.

There is a building at the western side of the steading which has been condemned due to structural issues – this building should not be entered during any inspection.

The Land

Bankhead Farm extends to approximately 63.06 Ha (155.82 Acres) in total including roads, yards and buildings. The land has been classified as being Grade 2 and Grade 3 by the James Hutton Institute and is well suited to growing a wide variety of high yielding crops. The most recent cropping is a wide range of vegetable crops and spring barely, although other cereal crops have been grown in the past. One of the fields is currently down to grass and utilised for the grazing of cattle and forage production. 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 27m above sea level at the southwest corner to approximately 55m above sea level at its highest point near the steading. The fields are of a good practical size and are mainly accessed via internal farm tracks.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Bankhead Farmhouse	Mains	Septic Tank	Mains	Oil	Band E	F(37)

IACS

All the farmland is registered for IACS purposes and the farm code is 401/0019. All of the land is classified as Region 1 for BPS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Bankhead Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

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 (BPS) 2025 for the remainder of the scheme year.

The seller may enter discussions with the Purchaser to transfer the right to receive the current Basic Payment Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agent.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

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

MINERALS

The mineral rights are included insofar as they form part of the title.

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

All fixture and fittings within the farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

INGOING VALUATION

The purchaser(s) of Bankhead 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 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.

DIRECTIONS

From the M90 at Inverkeithing, take the exit 1C and head west on the A985. Head straight through 3 roundabouts continuing west on the A985, once past the 3 roundabouts, continue on this road. After approximately 4.5 miles, turn left and follow the farm road down to the farmhouse and steading.

POST CODE

KY12 8NB

WHAT3WORDS

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



SOLICITORS

Thorntons Law
Whitefriars House
7 Whitefriars Crescent
Perth
PH2 OPA

VIEWING

Strictly by appointment with the Selling 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).

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.

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.

THIRD PARTY RIGHTS AND SERVITUDES

There is a right of access granted in favour of Bankhead Cottage over a section of the farm road which is labelled A-B-C on the sale plan enclosed within this brochure.

There are overhead electricity poles which cross fields on the southern boundary of the property and are currently on wayleave agreements.

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.

It is also worth noting that due to the coming together of several historic titles, an area of land shown hatched blue to the west of the farm steading is not owned but is possessed by the seller. The seller will convey any interest in this area of land.

AMC PLC 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, or contact Ian Hope in our Galbraith Perth office on 01738 451111. Email: Ian.Hope@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 June 2026

Bankhead Farm, Cairneyhill, Dunfermline, Fife, KY12 8NB														
	Area		BPS Region	Arable		Grazing		Woodland		Other		Cropping History		
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	2024	2023	2022
1	32.54	80.41	1	32.29	79.79					0.25	0.62	SB & OVEG	SB, OVEG, WPOT	SB, OVEG, GCM
2	12.33	30.47	1	12.31	30.42					0.02	0.05	SB, MBSF, WPOT	SB	WPOT, SB, GCM
3	6.67	16.48	1	6.67	16.48							PGRS	PGRS	PGRS
4	3.96	9.79	1			3.96	9.79					PGRS	PGRS	PGRS
5	5.90	14.58	1	5.90	14.58							SB	SB	SB
6	0.44	1.09	N/A					0.44	1.09			WAF	WAF	WAF
Misc	1.22	3.01	N/A							1.22	3.01			
TOTAL	63.06	155.82		57.17	141.27	3.96	9.79	0.44	1.09	1.49	3.68			



Galbraith