

An aerial photograph of a rural landscape. In the center, a farm complex with several buildings, including a large barn with a red roof and a smaller house, is situated. The farm is surrounded by vast green fields. To the left, there is a large area of dense green trees. In the background, a line of wind turbines is visible on the horizon, and the sea can be seen under a clear blue sky.

Galbraith

SOUTH BOWHILL FARM

PEAT INN, CUPAR, FIFE



SOUTH BOWHILL FARM, PEAT INN, CUPAR, FIFE

47 acres of productive farmland with excellent range of useful outbuildings

Cupar 7 miles ■ St. Andrews 8 miles ■ Edinburgh 46 miles

About 47.95 acres (19.40 hectares) in total

Offers Over £525,000

- 46.10 acres of productive agricultural land.
- Substantial range of agricultural buildings suitable for a range of uses.
- Lapsed planning permission for bungalow with agricultural occupancy restriction.
- Useful stackyard.
- Metered electricity and water supply.
- Potential for broad range of uses (subject to planning).

FOR SALE AS A WHOLE

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com





SITUATION

South Bowhill Farm enjoys a highly scenic rural setting near Largoward and Peat Inn, a short distance to the south of Cupar in the county of Fife. Cupar (8 miles) and the nearby East Neuk villages provide excellent day-to-day facilities including supermarkets, local retailers and a number of agricultural merchants. The sought after university town of St Andrews, lying some 8 miles to the north east, offers more extensive services and facilities including national retailers, theatre, banks and professional services.

The city of Dundee, approximately 20 miles north, provides a comprehensive offering of city shops, services and amenities, as well as being home to Scott's RSS Discovery and the V&A museum. It also offers two universities, swimming pool, railway station and airport, providing daily flights to London. The city of Perth is under an hour's drive and provides a comprehensive range of services and facilities including national retailers, theatre, concert hall, swimming pool, museum as well as bus and train stations providing excellent transport networks.

Fife is renowned for its productive and fertile lands capable of producing high yields of an extensive range of crops and the area is well suited to both arable cropping and livestock units. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. The livestock market at Stirling, about 63 miles west has regular sales.

DESCRIPTION

South Bowhill Farm extends to about 47.95 acres (19.40 hectares) (including the steading and stackyard) and is made up of one single block of ground with an excellent range of modern sheds as well as a traditional steading and stackyard. The property offers significant potential for an equestrian buyer with 5 stables within the shed complex area, along with the other buildings and



land. The property could also be of interest as a small farm or from those looking to maximise the use of the outbuildings or to reactivate (or alter) the lapsed planning permission.

THE LAND

The land, lying largely to the south and west of the steading is classified principally Grade 3.2 and 4:2 by the James Hutton Institute and comprises easily worked ground in six enclosures predominantly contained by post and wire fencing. In recent years the ground has been used as rotational grass farmed by a neighbour, but it has historically grown a range of crops. The ground is predominately level with some gentle slopes rising from 186 metres above sea level in the south to 207 metres above sea level in the north-west. Access is either off the public road or via interconnected fields. There is a former water storage tank in the field to the immediate south of the steading. The fields benefit from water troughs, with the exception of the bottom field, which has a burn running through it.

FARM BUILDINGS

The farm is approached by a shared access track, shared by two residential properties situated to the south-east of the farm buildings. South Bowhill Farm benefits from a traditional steading building and five modern agricultural sheds, suitable for smallholding and equestrian purposes, as summarised below:

Agricultural Shed 1 (37.5 m x 14.5 m)

Steel portal frame construction under a fibre cement roof, with box profile cladding and concrete floor.

Attached to this shed is a traditional building with 5 stables (14.5 m x 6.01m).

Agricultural Shed 2 (27.5 m x 18.0m)

Concrete frame construction with box profile sides and a box profile roof with concrete flooring.

Agricultural Shed 3 (22.4 m x 12.0 m)

Steel portal frame construction under fibre cement roof with box profile cladding and a concrete floor.

Stalls (22.4 m x 5.6 m)

Steel portal frame construction under box profile roof with concrete block lower walls, box profile cladding and a concrete floor.

Agricultural Shed 4 (27.5 m x 12.0 m)

Steel portal frame construction under a fibre cement roof with concrete block lower walls, tin cladding and with a concrete floor

ACCESS

Two residential houses (under separate ownership) have a right of access over the shared entrance to the steading to the public road to the east.

IACS

All the farmland is registered for IACS purposes and the farm code is 377/0062

LAPSED PLANNING PERMISSION

Planning permission was granted by Fife Council in November 2010 (08/00935/FULL) for the erection of a new agricultural workers dwellinghouse adjacent to South Bowhill Farm bungalow. NB A condition of the planning permission restricts the occupation of the dwellinghouse to a person solely or mainly, or last employed in the local area in agriculture.

ADDITIONAL GROUND

To the south-west of the land holding are two arable fields extending to circa 17 acres, which could be available on a lease to an eventual purchaser. Contact the selling agent for more information.

NITRATE VULNERABLE ZONE (NVZ)

The land at South Bowhill Farm is not within a Nitrate Vulnerable Zone.

AGRI-ENVIRONMENT CLIMATE SCHEME

The land is not subject to Agri-Environment Climate Scheme (AECS) funding.

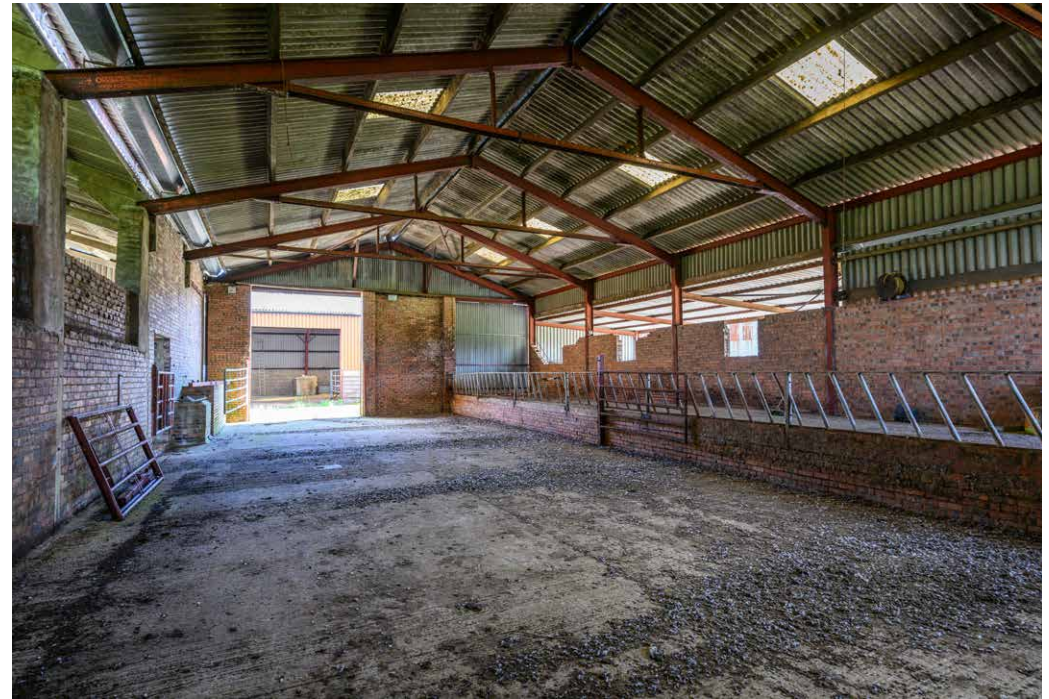
BASIC PAYMENT SCHEME (BPS) 2025

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements is included in the sale. Further details of the Basic Payment Entitlement are available from the Selling Agent.

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.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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





SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government, Agriculture and Rural Economy, Strathearn House, Broxden
Business Park, Lamberkine Drive, Perth, PH1 1RX
Tel: 0300 2445400

MINERALS

The mineral rights are included.

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.

INGOING VALUATION

The purchaser(s) of South Bowhill 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 Cupar take the B940 in a southerly-easterly direction towards Pitscottie. At Pitscottie continue over the crossroads towards Peat Inn. The entrance to South Bowhill Farm is on the right-hand side about 1 mile beyond Peat Inn.

POST CODE

KY15 5LL

WHAT3WORDS

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

SOLICITORS

Williams Gray Williams, Cupar,
7 St. Catherine Street
Cupar
Fife
KY15 4LS

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

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.

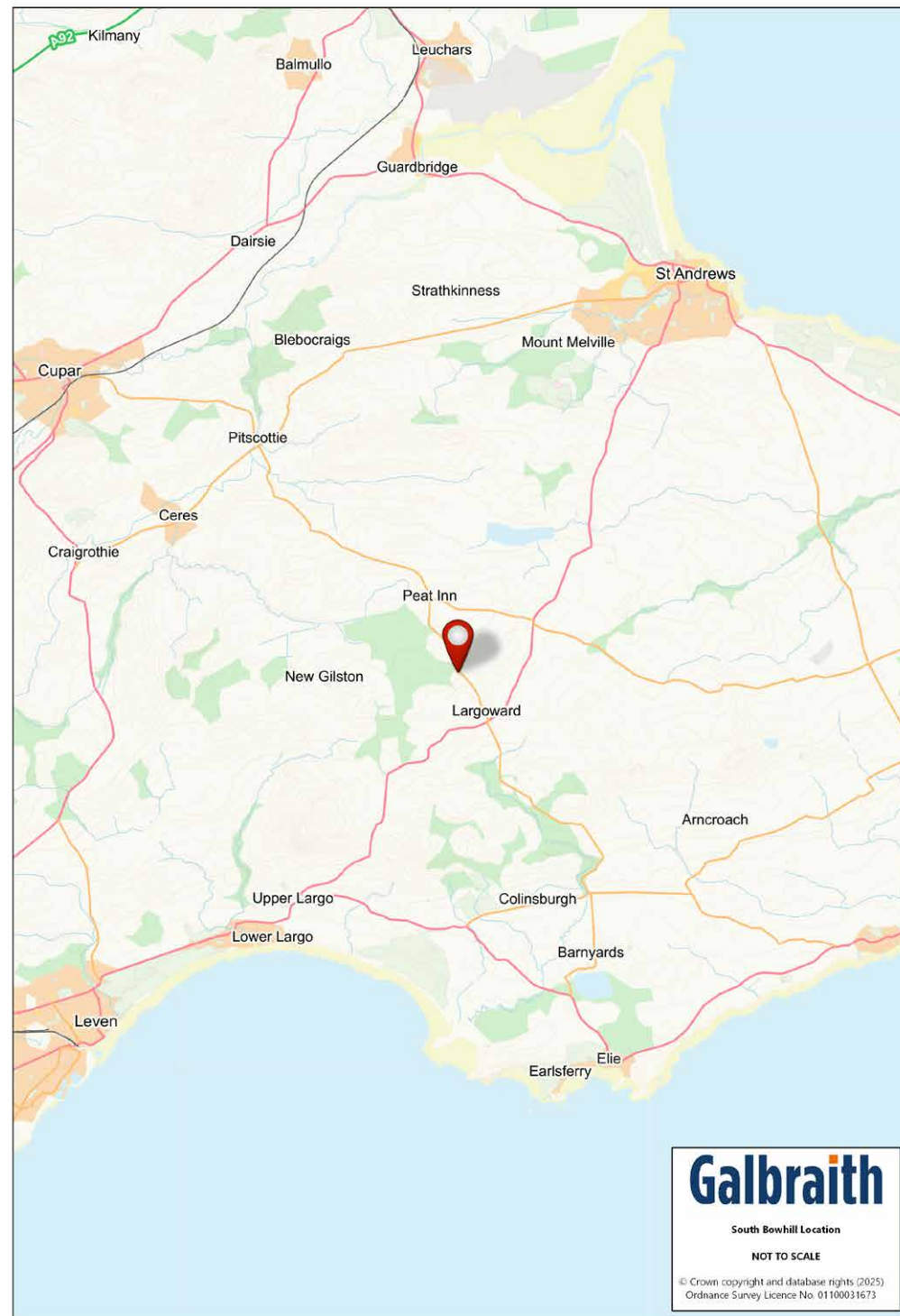
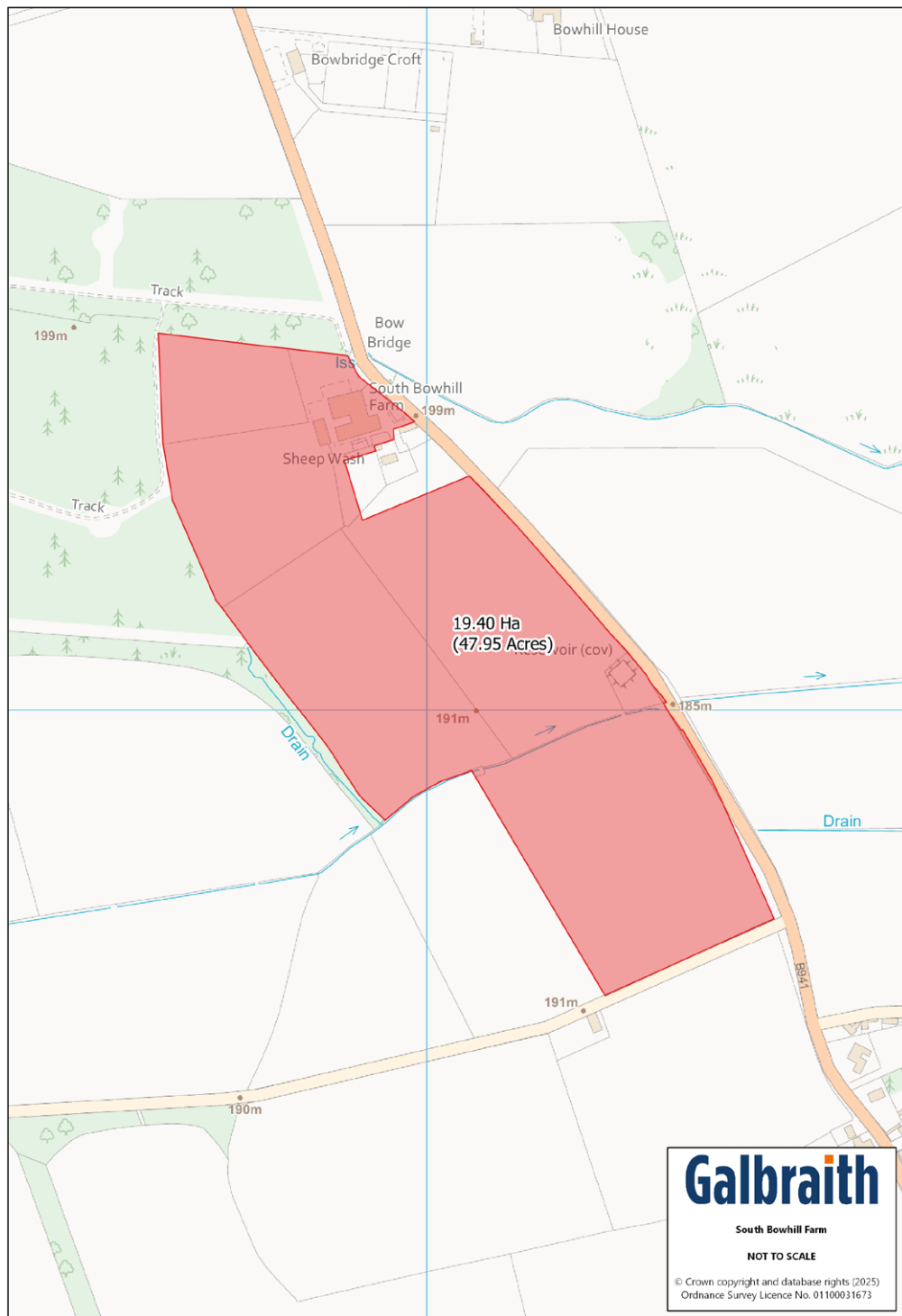
FINANCE

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 2024.







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