



WESTER COLDRAIN FARM
KINROSS

Galbraith



WESTER COLDRAIN FARM, KINROSS, KY13 0QW

A superb, well equipped farming unit in the heart of
Kinross-shire

Kinross 4 miles ■ Dunfermline 14 miles

Perth 21 miles ■ Edinburgh 28 miles

About 391.97 acres (158.62 hectares) or thereby

- Excellent ring-fenced block in rural Kinross-shire
- 302.65 acres or thereby of Grade 3.1 & 3.2 arable land
- Potatoes have not been grown for several decades
- Excellent internal access via well maintained farm tracks
- Highly accessible location

FOR SALE AS A WHOLE

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Wester Coldrain Farm sits 4 miles to the southwest of the town of Kinross. The city of Perth lies just 21 miles to the north and the city of Edinburgh 28 miles to the south. Kinross provides a range of daily amenities including shops and supermarkets, local retailers and a garage.

Nearby Kinross-shire 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 25 miles to the west has regular sales.

DESCRIPTION

Wester Coldrain Farm is a productive mixed agricultural unit with agricultural land extending to 390.54 acres (158.05 hectares) or thereby with a 3 bedroom farmhouse and steading sitting adjacent. The farm benefits from excellent access both directly off the minor public roads and via a network of well-maintained farm tracks. The steading at Wester Coldrain comprises an extensive steading range suitable for both arable operations, with automatic grain elevation system, as well as livestock handling.

WESTER COLDRAIN FARMHOUSE

Wester Coldrain Farmhouse is a traditional farmhouse with whitewashed harling under a slated roof set within neat garden grounds that surround the property. The property benefits from a detached double garage of a concrete block construction under a flat corrugated sheet roof.

The farmhouse sits at the heart of the farm and adjacent to the steading, with a well-presented wrap around garden offering a lawn area surrounded by a combination of traditional stone dyking and herbaceous borders with stunning south facing views over Kinross-shire countryside. There is a gravel parking area to the front of the property.



The accommodation, over one floor, comprises:

Ground Floor:

Three Bedrooms, Family Bathroom, Kitchen, Living Room and Sitting Room.

FARM BUILDINGS

Wester Coldrain Farm steading consists of a range of agricultural buildings which sit directly off the minor public road which bisects the holding, from east to west. The steading is supported by a substantial earth yard area.

Straw Shed (30m x 30m)

A steel frame building with part Yorkshire boarding and part box profile clad walls. Internally the floor was a combination of earth and concrete.

Machine Store (18m x 45m)

Traditionally built stone building with part brick walling under a timber framed, fibre cement roof.

Cattle Shed (20m x 25m)

Steel portal framed building under a fibre cement roof with concrete block walls. The building has a concreted central feed passage with straw bedded courts on either side.

Traditional Steading Range (25m x 27m)

Traditional stone buildings with slate roofing and concreted floor which is currently used for general storage purposes.

Fertiliser Store with Lean-to (20m x 15m)

A Dutch barn with steel frame and corrugated sheet walls and roof over an earth floor. The building has an attached lean-to with timber frame under a fibre cement roof and concrete floor.

Grain Shed (33m x 37m)

A steel portal framed building with concrete block walls and fibre cement panelling. The shed contains an automatic grain elevation system leading to four grain bins; two of which have 80 tonne storage, the others having 50 tonne storage. The shed is accessible by steel sliding doors.

THE LAND

The land at Wester Coldrain sits in two neat blocks which are split by a public road. The land is divided into 20 separate enclosures with most fields being uniformly shaped and with either stockproof stone dyking or fencing. The land is classed as being predominantly Grade 3.1, with some areas of Grade 3.2, by the James Hutton Institute. This, therefore, suggests that the land can support a moderate range of cereal and forage crops with grass commonly being in the rotation. The 5-year cropping is outlined; however, a number of the pasture fields have been left in grass leys having been sown with barley or temporary grass previously.

The steading sits at the highest point of the farm, located at 152 metres above sea level; the land then descends to 135 metres to the north and 133 metres to the south. There is good access throughout the farm from either public roadways or via a former railway line in the north block which has been converted to an informal roadway.

METHOD OF SALE

Wester Coldrain Farm is offered for sale as a whole.

CROPPING SCHEDULE									
	LPID	HA	AC	2024	2023	2022	2021	2020	2019
FIELD 1	NO/06283/00520	6.96	17.20	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 2	NO/06464/00629	6.13	15.15	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 3	NO/06638/00715	4.19	10.35	SB	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 4	NO/06878/00822	6.66	16.46	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 5	NO/06446/00358	7.33	18.11	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 6	NO/06754/00475	5.79	14.31	TGRS1	SB	SO	TGRS1	SO	PGRS
FIELD 7	NO/06992/00491	11.37	28.10	SB	SO	SB	SB	SB	SO
FIELD 8	NO/07182/00565	10.24	25.30	SO	SB	SO	SB	SB	SO
FIELD 9	NO/06583/00275	1.60	3.95	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 10	NO/06472/00010	7.86	19.42	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 11	NO/06670/00102	7.01	17.32	SB	SB	SB	SO	SB	SB
FIELD 12	NO/06880/00229	7.93	19.60	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 13	NO/07511/00445	7.56	18.68	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 14	NT/06820/99830	11.31	27.95	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 15	NO/07218/00117	12.22	30.20	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 16	NO/07534/00260	0.69	1.70	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 17	NO/07606/00107	12.23	30.22	SB	SB	SB	SO	SB	SB
FIELD 18	NT/07119/99765	12.07	29.82	PGRS	PGRS	PGRS	PGRS	PGRS	TGRS5
FIELD 19	NT/07337/99729	7.47	18.46	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
FIELD 20	NT/07621/99788	11.43	28.24	PGRS	PGRS	PGRS	PGRS	PGRS	PGRS
	TOTAL AREA	158.05	390.54						

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Wester Coldrain Farmhouse	Mains	Private	Mains	Oil-fired Central Heating/ Wood Burning Stoves	Band E	E

IACS

All the farmland is registered for IACS purposes and the farm code is 486/0024

BASIC PAYMENT SCHEME (BPS) 2024

The Basic Payment Entitlements will be available for sale by separate negotiation.

Any payments relating to the 2024 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) 2024 for the remainder of the scheme year.

ENVIRONMENTAL STIPULATIONS

The farm sits within the Strathmore and Fife Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Perth & Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD Tel: 01738 475000

RIGHTS OF WAY

There is a core path crossing the north block of Wester Coldrain occupying the disused railway.

The Path reference is FSWY/134.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, 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.

FIXTURES AND FITTINGS

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

INGOING VALUATION

The purchaser(s) of Wester Coldrain 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

Heading north on the M90 from Edinburgh take the exit at signed Junction 5 to Crook of Devon and Glenrothes. At the end of the slip road turn left onto the B9097. Follow this road west for 3.3 miles until you reach a crossroads; a signpost for Coldrain and Balado will be visible to the right, take this right turn. Follow the road north for about a mile passing through the hamlet of Coldrain and taking the sharp left turn, follow the road for around half a mile until Wester Coldrain is found on the left-hand side.

POST CODE

KY13 0QW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: //vies.efficient.waltzes

SOLICITORS

Morton Fraser MacRoberts, Quartermile 2, 2 Lister Square, Simpson Loan, Edinburgh, EH3 9GL

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, farm land 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.

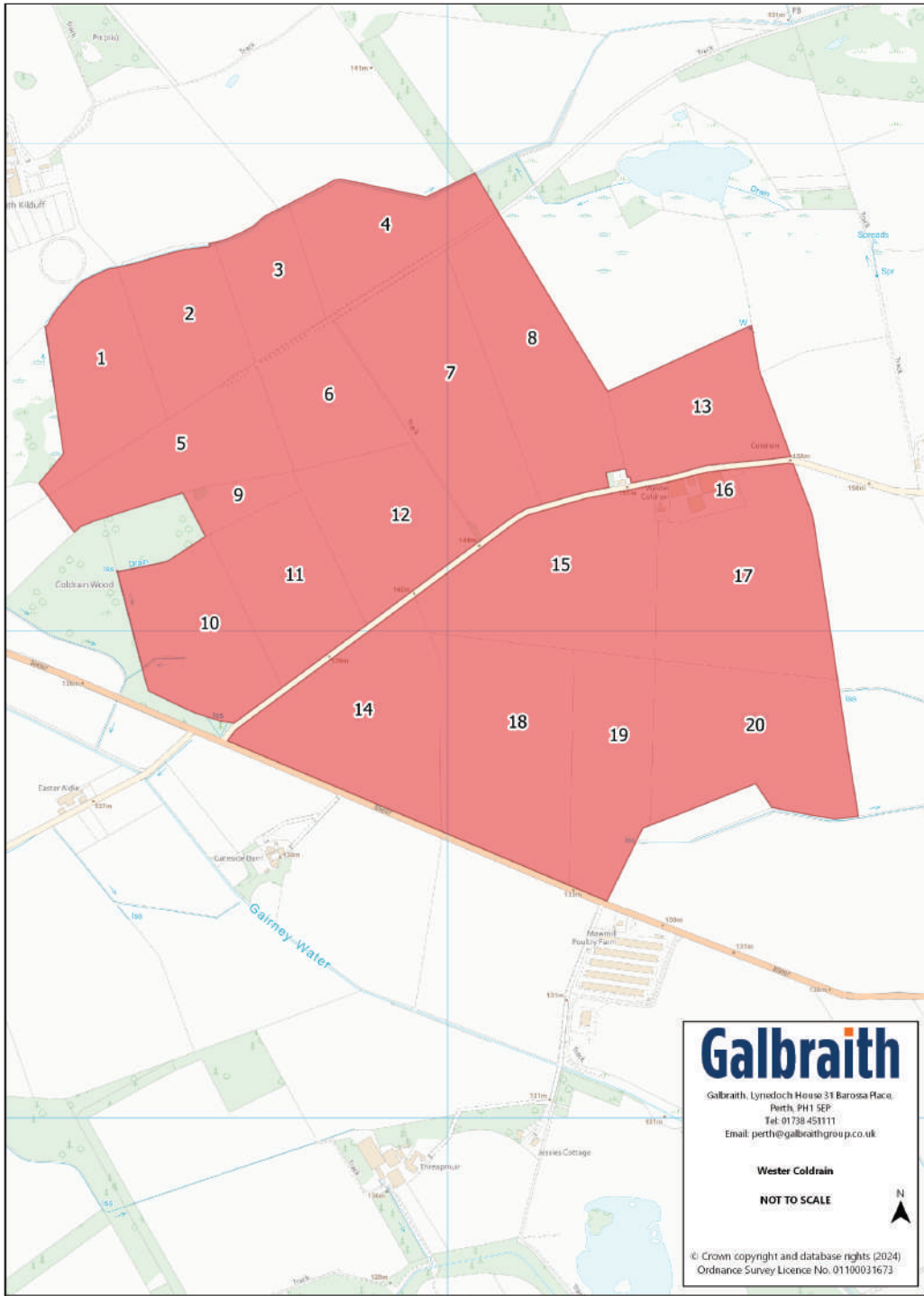
AMC PLC FINANCE

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 in our Galbraith Stirling office on 01786 434 600. Email: alistair.christie@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 2024. 9. The boundary plan included in the particulars is demonstrative only. A detailed deed plan will be available from the selling agent.







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE