

FOR SALE

Land at Shieldbank Farm

Saline, Fife, KY12 9LN

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

www.drrural.co.uk

Land at Shieldbank Farm

Saline, Fife, KY12 9LN

The land at Shieldbank Farm extends to 353.40 acres (143.02 ha) or thereby of arable, grazing land and woodland with potential for further afforestation.

For sale as a whole or in three lots.

- Lot 1: 96.38 acres (39.01 ha) or thereby of bare arable land
- Lot 2: 151.40 acres (61.27 ha) or thereby with commercial forestry potential
- Lot 3: 105.62 acres (42.74 ha) or thereby of forestry and grazing land

Selling Agents

Davidson & Robertson Tel: 0131 449 6212

Riccarton Mains

Currie

Midlothian

EH14 4AR

Email: sales@drrural.co.uk

Web: www.drrural.co.uk

Situation

The land at Shieldbank Farm is situated in open countryside approximately 1.7 miles north west of Saline in Fife.

Access

Access to the land at Shieldbank Farm can be taken directly from a minor public road.

Directions

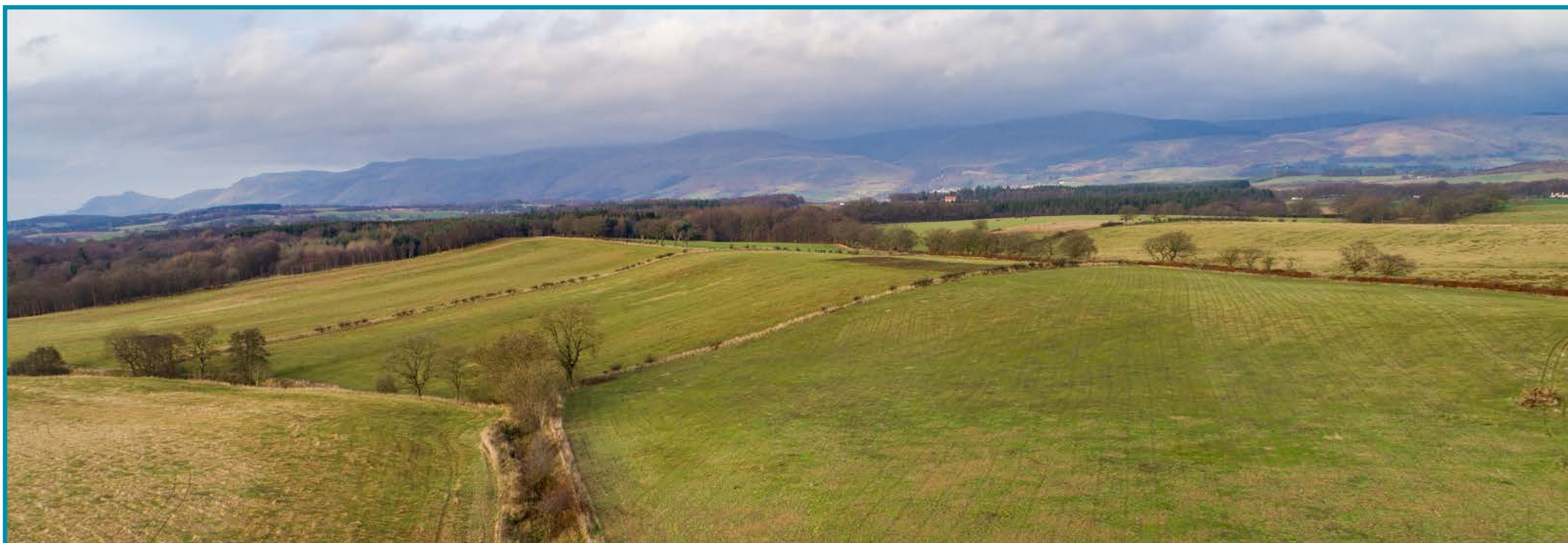
From Dunfermline take the A907 for approximately 1.9 miles and then turn right onto the B913. Continue along the B913 for approximately 2.6 miles before

turning left onto Main Street (B913). After 0.4 miles turn right onto North Road and after approximately 1.2 miles the land is on either side of the road.

Description

The land at Shieldbank Farm extends to approximately 353.40 acres (143.02 ha) of arable land, grazing land and woodland lying between approximately 80 and 120 metres above sea level.





Lot 1: 96.38 acres (39.01 hectares) or thereby of bare arable land

Lot 1 is a block of productive arable land extending to 96.38 acres (39.01 ha) or thereby and is classified as Grade 3.2 and 4.2 under the James Hutton Institute Land Capability for Agriculture classification. The land is located adjacent to the public highway and is enclosed within a ring fence.

Lot 2: 151.40 acres (61.27 ha) or thereby with commercial forestry potential

Lot 2 extends to 144.85 acres (58.62 ha) or thereby of productive grassland which is suitable for grazing and mowing, with 6.55 acres (2.65 ha) or thereby of mixed woodland. The land is classified as Grade 4.2 with a small area of Grade 5.3 under the James Hutton Institute Land Capability for Agriculture classification. Lot 2 lies within the Central Scotland Green Network Contribution Area and is therefore currently eligible for additional grant funding for forestry creation.

Lot 3: 105.62 acres (42.74 ha) or thereby of forestry and grazing land

Lot 3 extends to approximately 45.47 acres (18.40 ha) of coniferous forestry, 36.13 acres (14.62 ha) of mixed woodland and 24.02 acres (9.72 ha) of grazing land. The coniferous trees (Compartment 2) are owned by the Forestry Commission Scotland. Any purchaser will therefore be bound by the obligations of this arrangement and will only be permitted to re-stock Compartment 2 as and when the timber in situ is felled by the Forestry Commission Scotland. Further information on this agreement is available on request.



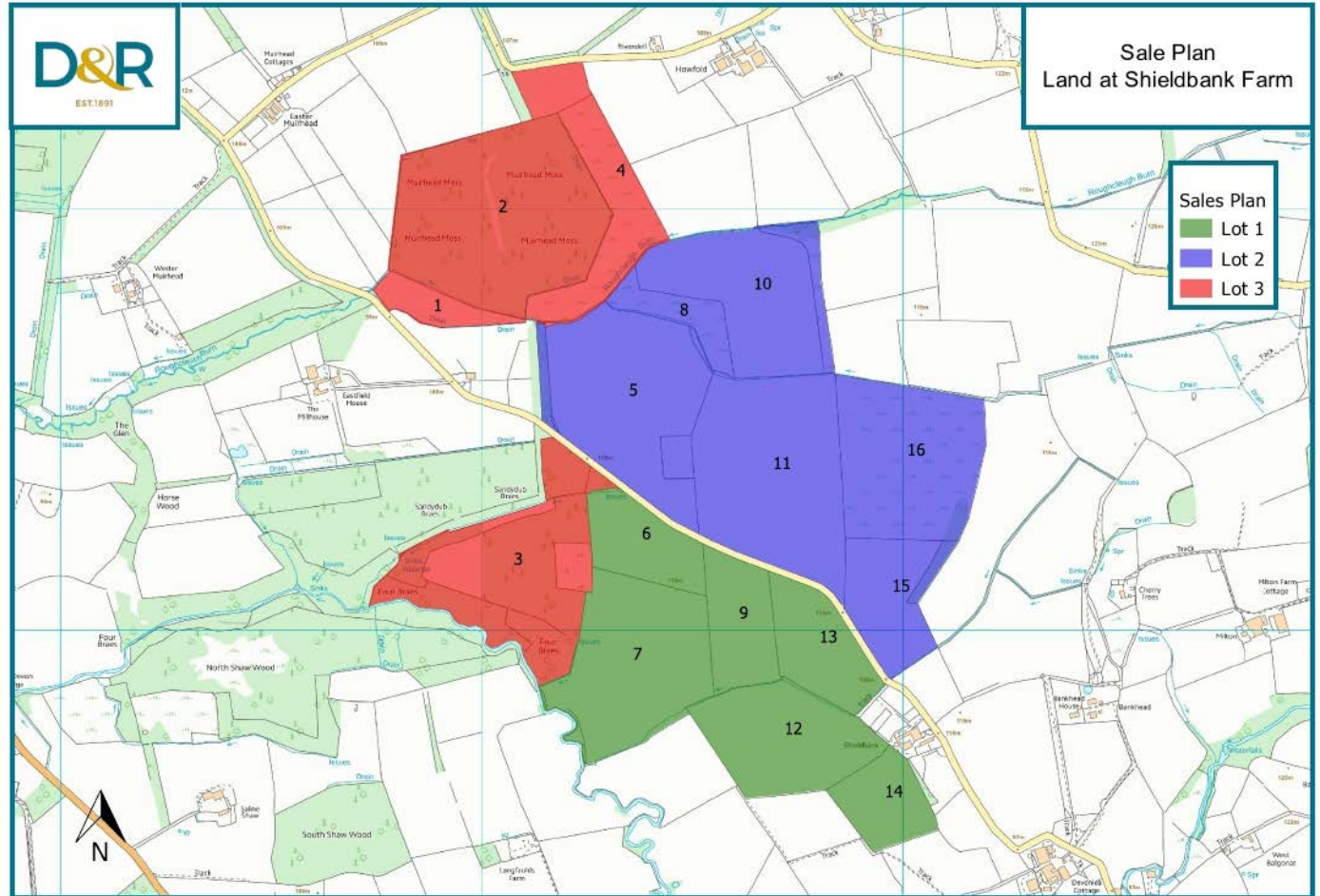
LOT 2



LOT 3

Schedule of Areas

LOT	COMPARTMENT NUMBER	ACRES	HECTARES
Lot 1	6	11.09	4.49
	7	29.86	12.09
	9	11.89	4.81
	12	21.15	8.56
	13	13.07	5.29
	14	9.32	3.77
	Total		96.38
Lot 2	5	35.73	14.46
	8	6.55	2.65
	10	27.30	11.05
	11	38.10	15.42
	15	14.50	5.87
	16	29.21	11.82
	Total		151.40
Lot 3	1	5.07	2.05
	2	45.47	18.40
	3	36.13	14.62
	4	18.95	7.67
	Total		105.62
TOTAL		353.40	143.02



Basic Payment Scheme (BPS) & IACS

The Basic Payment Scheme entitlements may be available by separate negotiation. The vendor will claim 2019 BPS payment.

Less Favoured Area Support Scheme (LFASS)

With the exception of parts of Compartments 1, 2 & 4, which lie out with a less favoured area, the land is classified as Severely Disadvantaged under LFASS.

Environmental

We are not aware of any environmental or heritage conservation designations over the land at Shieldbank Farm.

Development

The land at Shieldbank Farm is sold subject to a clawback of 25% of the uplift in value created by any non-agricultural or non-arboriculture use over a period of 25 years from the date of sale.

Timber Rights

We understand that the timber in Compartment 2, which extends to approximately 45.47 acres (18.40 hectares) and is included in Lot 3, is owned by Forestry Commission Scotland. Any purchaser will therefore be bound by the obligations of this arrangement and will only be permitted to re-stock Compartment 2 as and when the timber in situ is felled.

All other timber rights will be transferred to the purchaser(s) upon completion.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Ingoing Valuations

The Purchaser, in addition to the purchase price will be obliged to take on and pay for an independent valuation of all growing crops if the date of entry is prior to harvest. The purchaser is also obliged to take on any silage.

Local Authority

The majority of the land is within the Fife Council area with Compartments 1, 2 & 4 lying in the Perth & Kinross Council area.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Stevenson & Marshall
41 East Port
Dunfermline
KY2 7LG

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.



Offices across Scotland and Northern England

www.drrural.co.uk



PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.