

Bradburne & Co

Chartered Surveyors, Estate Agents

FOR SALE
Land at Brewsterwells
Largoward, Fife



**AN ATTRACTIVE BLOCK OF PLOUGHABLE PASTURE AND
YOUNG WOODLAND WITH COMMERCIAL
AGRICULTURAL OR EQUESTRIAN POTENTIAL**

53.95 acres of Class 3² arable/pasture land
19.88 acres of young mixed woodland

For Sale as a Whole

About 72.43 acres (29.31ha) in total

Offers Over £175,000

Situation

The land at Brewsterwells is situated in the East Neuk of Fife, 1.5 miles north of the village of Largoward, 6 miles south of St Andrews.

One of the major advantages of this parcel of land is its excellent accessibility with the A915 Upper Largo to St Andrews road, and the B940 Crail to Cupar road adjoining the property.

Description

The land at Brewsterwells comprises two large enclosed and stock-proof fields with plantations of young woodland on the south and west sides providing both amenity and shelter.

Both fields are currently sown in grass and are grazed by livestock on a seasonal basis with vacant possession available to the purchaser. Both have a piped mains water supply to troughs, and both fields are ploughable and capable of producing moderate yields of cereal crops.

The land is situated at circa 180 metres above sea level and has a generally southerly relief with land sloping slightly downhill from north to south. Access is via a track leading directly off the A915.

The woodlands at Brewsterwells were planted under a Scottish Forestry Grant Scheme in 2005. Comprising a mixture of coniferous and deciduous species, these woods were planted for the purposes of shelter and amenity, and are now well-established. Details of the Scottish Forestry grant scheme are available on request from the joint selling agents.

Environmental Designations

There are no environmental designations affecting any part of the subjects of sale.

Planning

There is no planning permission granted, nor applications pending, with regard to any part of the subjects of sale. Interested parties should note, however, that the ground immediately to the east of the land at Brewsterwells is subject to Outline Planning Consent for the erection of a number of cottages with restricted occupancy. Further information is available through the Fife Council website at www.fifedirect.org. The application reference no is 04/04181/EOPP.

Local Authority
Fife Council
Fife House
North Street
Glenrothes
KY7 5LT
Tel 0845 550000

SGRPID
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
Tel 01738 602000
Fax 01738 602001

Agricultural Code

The land at Brewsterwells is registered by Scottish Government Rural Payments and Inspections Directorate (SGRPID).

Tenure

The land at Brewsterwells is currently let to a neighbouring farmer on an informal basis for the grazing of livestock. Vacant possession is available to the purchaser as soon as required.

Entry

Vacant possession is available following termination of the existing Seasonal Grazings agreement. The sellers preference is to conclude the sale as soon as possible.

Single Farm Payment

The seller does not claim Single Farm Payment on this land. It is, therefore, not available for sale.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Rights of Access

There are no rights of access, servitudes or wayleaves in favour of any third parties with regard to any part of the subjects of sale.

Offers

Offers should be submitted in Scottish legal form to either of the joint selling agents. Prospective purchasers are advised to register their interest in writing with the joint selling agents following inspection.

Overseas Purchaser

Any offer by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Directions

From Kirkcaldy, follow the A915 east through Leven and Lundin Links. In Upper Largo, turn left and continue to follow the A915. Continue through Largoward and after a mile you will reach the junction with the B940 (signposted to Anstruther and Crail). Continue for another 150 metres and turn right onto the track that leads into the fields and woodland at Brewsterwells.

From St Andrews, follow the A915 south and shortly before reaching the crossroads with the B940, turn left into the land at Brewsterwells.

Important Notice

Strutt & Parker LLP and Bradburne & Co for themselves and for the seller of this estate, whose agents they are, give notice that:

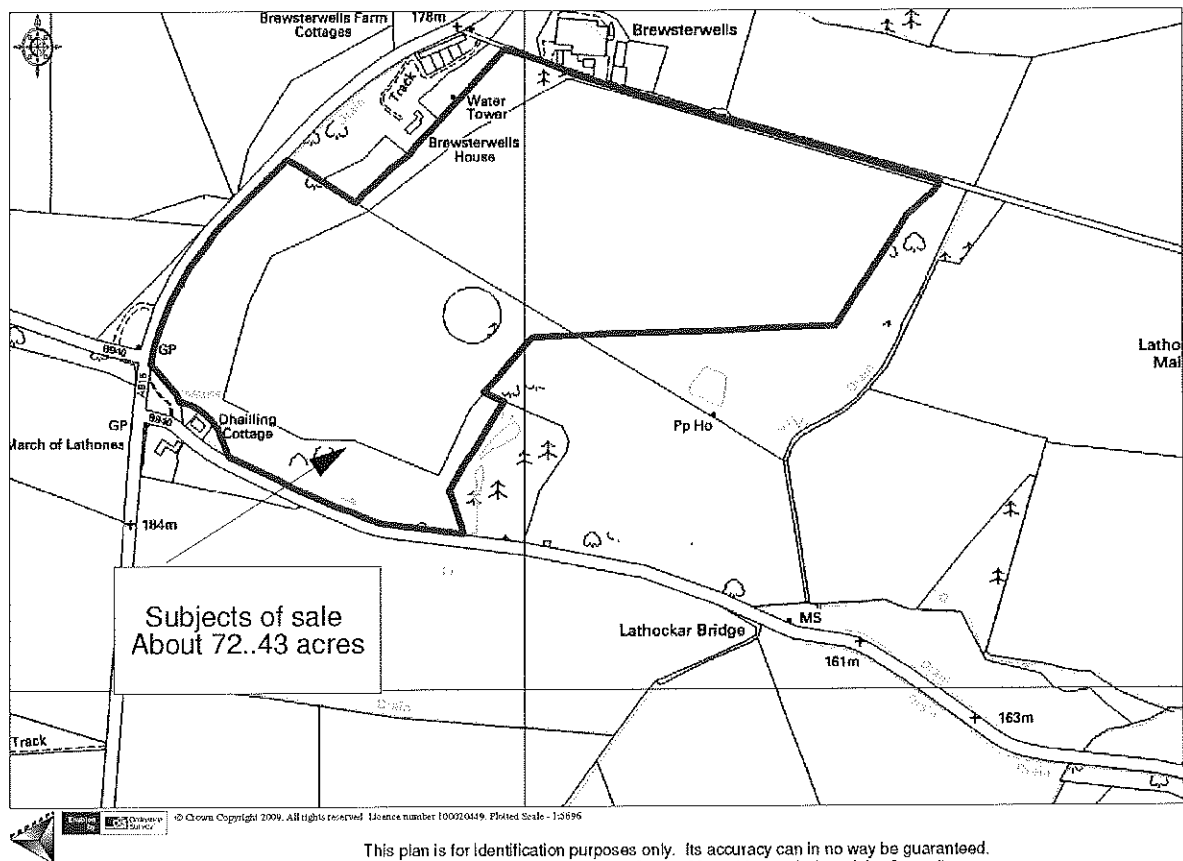
1. The particulars and plan are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer of contract. Prospective purchasers ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Strutt & Parker LLP or Bradburne & Co has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the seller.
4. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Strutt & Parker LLP or Bradburne & Co and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the subjects.

Land at Brewsterwells, Fife



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