

# Bradburne & Co

Chartered Surveyors, Estate Agents

## Land at Prior Muir, St Andrews, Fife, KY16 8LP



**31 ACRES OF HIGHLY PRODUCTIVE PRIME ARABLE FARMLAND WITH  
EXCELLENT ACCESS TO THE SOUTH OF ST ANDREWS.**

For Sale as a whole  
12.87 hectares (31.80 acres) in all  
**Available as a whole or in two lots.**

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## SITUATION

The Land at Prior Muir is situated 1½ miles south of St Andrews on the west side of the B9131 Anstruther Road.

## DESCRIPTION

The Land comprises two arable fields of a good size for modern agricultural practices extending to 12.87ha (31.80 acres or thereby) in total.

The ground is at a altitude of 100 metres above sea level and classed mainly grade 2 by the James Hutton Institute capable of producing a wide range of crops such as vegetables and arable crops at high yields.

### Lot 1

The east field is presently in wheat stubble and has been in an arable rotation. It extends to 7.09ha (17.52 acres or thereby).

### Lot 2

The west field has been in potatoes and has been in arable rotation. It extends to 5.78ha (14.28 acres or thereby).

## TENURE

The Lands at Prior Muir have been subject to a tenancy and will have vacant possession on entry.

## BASIC PAYMENT SCHEME (BPS)

The Land is registered under IACS. The outgoing tenant may sell the entitlement to the purchaser.

Farm Code—The farm code is retained by the outgoing tenant and any purchaser will need to register the land with SGRPID.

## MINERAL

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

## RIGHT OF ACCESS

The Land is sold with any rights of access, servitudes or way leaves in favour of any third party with regard to any part of the subjects of sale.

## DIRECTIONS

Take the A917 South from St Andrews towards Crail. Turn right onto the B9131 towards Anstruther.

The west field is on the right at the second entrance track leading past a private dwelling name Croftwell, KY16 8LP.

The East field is directly accessed from the B9131 to the South of Rock Villa.

## ENTRY

Subject to crops being removed the land will be available for entry and at the latest by 28th November 2019.

## OFFERS

Offers should be submitted in Scottish legal form to the selling agents Bradburne & Co.

## MEASUREMENTS & OTHER INFORMATION

All measurements are approximate.

**SGRPID** Strathearn House, Broxden Business Park, Lamberkin Drive, Perth, PH1 1RX Tel: 01738 602000



## IMPORTANT NOTICE

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