

Bradburne & Co

Chartered Surveyors, Estate Agents

Land at Larennie, Peat Inn, Fife, KY15 5LH



13.25 ACRES OF FARMLAND WITH EXCELLENT ACCESS.

For sale as a whole or in two lots
Lot 1: 8.57 acres Lot 2: 4.68 acres
5.36 hectares (13.25 acres) in all

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SITUATION

The Land at Larennie is situated 6.5 miles south of St Andrews at Peat Inn village.

DESCRIPTION

The Land comprises two arable fields of a good size for modern agricultural practices extending to 5.36ha (13.25 acres or thereby) in total.

The ground is at a altitude of 170 metres above sea level and classed mainly grade 3ii by the James Hutton Institute capable of producing a wide range of crops such as vegetables, arable and grass crops at average yields.

Both fields have stock proof fencing with electric fence wire around the perimeter and are gated. Lot 1 also benefits from a mains water trough therefore the land is suited to grazing or arable cropping with electricity also adjacent to the land.

Lot 1

The south field is presently in grass and has been in an arable rotation in the past. It extends to 3.47ha (8.57 acres or thereby).

Lot 2

The north field has been in arable rotation and is currently in grass. It extends to 1.9ha (4.68 acres or thereby).

TENURE

The Lands at Larennie have been subject to a short limited duration tenancy and will have vacant possession on entry.

BASIC PAYMENT SCHEME (BPS)

The Land is registered under IACS. The farm code is 417/0037.

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 A915 South from St Andrews towards Largo. Turn right onto the B940 towards Peat Inn.

At the T-Junction turn left then first right alongside the carpark. The fields are on either side of the farm track.

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, Lamberkine Drive, Perth, PH1 1RX Tel: 01738 602000

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