

FARM CODE

The land is registered with the Scottish Government Rural Payments and Inspection Division under code: 431/0093.

ENTRY

Entry by mutual agreement.

MOVEABLES

The Ifor Williams tipping manure trailer and arena leveller is included in the sale.

SERVICES

Mains electricity and water.

VIEWING

Strictly by appointment with the Selling Agents
– 01334 479479.

ASKING PRICE

Offers over £150,000 are invited.

OFFERS TO:-

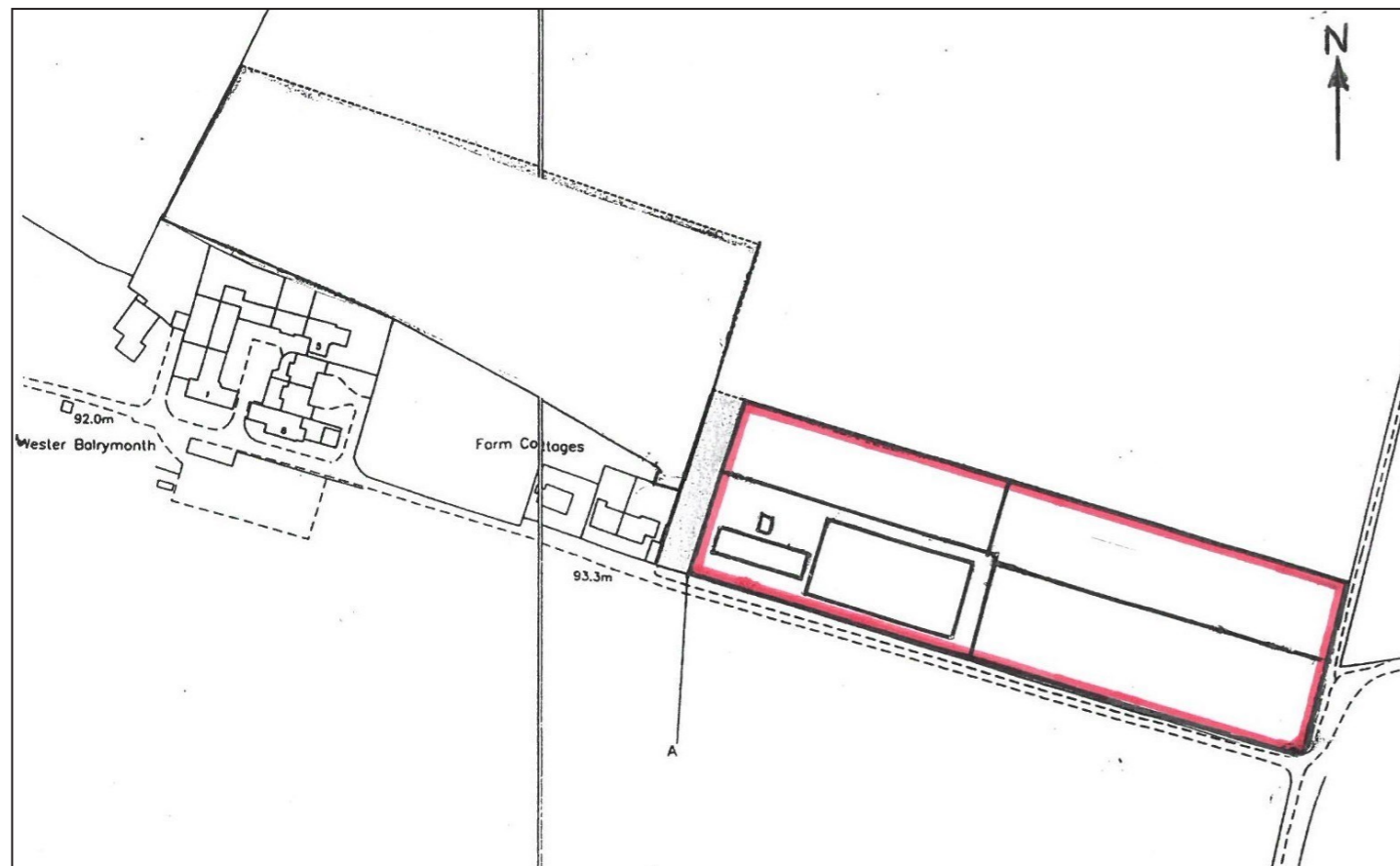
Sole Selling Agents

Bradburne & Co, 139 South Street,
St Andrews, Fife. KY16 9UN.
Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2020 Licence Number 100010747.



Dundee 15 miles

Kirkcaldy 23 miles

Cupar 9 miles

Edinburgh 50 miles

Wester Balmrymonth Stables, St Andrews, Fife



**AN EQUESTRAIN PROPERTY ON THE OUTSKIRTS OF ST ANDREWS WITH
EXCELLENT FACILITIES AND GRAZING.**

**Stable block with 4 loose boxes
3 Fields
Stores
Machinery Store
All Weather Riding Arena
Mains Electricity and Water**

1.47ha (3.63 acres) in all

GENERAL DESCRIPTION

Wester Balrymonth Stables is a desirable equestrian property in attractive countryside with a stable block, all weather riding arena and grazing fields. It has all the facilities required for equestrian pursuits.

Behind the stable block is a machinery store and garden with storage area.

SITUATION

Located to the south of St Andrews it has excellent access from Largo Road or Grange Road.

The surrounding countryside provides extensive hacking and links to more distant locations.

DIRECTIONS

From St Andrews follow the A9 Largo Road south. After 1 mile from the town boundary turn left into Wester Balrymonth. The stables are on the left after the steading houses and cottages.

For route planning the post code is KY16 8NN.

PARTICULARS OF SALE

Stables

Constructed of timber by Saltire Stables on a concrete base. The rectangular block comprises:-

Four Looseboxes 11' x 11'
3.4m x 3.4m

Tack Room/Feed Store 21'7" x 11'
6.58m x 3.53m

A wide covered passage runs the length of the looseboxes with a drained floor.

The stable block has mains water, electric lighting and power points.

Outside the stables is a paved yard leading to the arena.



Garden and Machinery Store 20' x 9'6"
6.1m x 2.91m

Constructed of timber and detached from the main stables. This has electric power.

To the rear of the stable is a garden area with fruit trees, grassed area and paved storage.



All Weather Riding Arena 197' x 98.5'
60m x 30m

To the east of the stables is an all weather arena with a silica sand/rubber surface mix. The arena is railed and completely surrounded by landscaped planting for privacy and shelter.

The arena was professionally installed with excellent drainage and a premium surface.



Grazing

3 Fields extend to 1.25ha (3.09 acres) in all. All the fields have post and rail fencing with electric fencing wire. Mains water troughs serve two fields. The land is south facing and gently slopes.

All the fields are a similar size and could be divided into smaller paddocks.

