



Baldastard Farm
By Leven
Fife
KY8 5PQ

Bradburne & Co



Cupar 8.6 Miles

Leven 6.5 Miles

St Andrews 10.3 Miles

Dundee 22.1 Miles

**BALDASTARD FARM
BY LEVEN
FIFE
KY8 5PQ**

**A PRODUCTIVE SOUTH FACING LIVESTOCK AND ARABLE UNIT TO
THE WEST OF LARGO LAW INCLUDING FARMHOUSE AND STEADING**

TRADITIONAL FARMHOUSE, 4 BEDROOM, 2 RECEPTION ROOMS.
RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS.

WIND TURBINE

In all 311.02 acres (125.87 Ha) or thereby in all

FOR SALE AS A WHOLE

Sole Selling Agents

Bradburne & Co

Chartered Surveyors, Estate Agents

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

Baldastard Farm is a mixed arable unit with south facing aspect overlooking the Firth of Forth. In recent years the steading has benefited from modern cattle sheds in addition to the traditional steading.

LOCATION

The farm is situated east of Leven to the south of Cupar overlooking Largo Bay and Edinburgh beyond. In recent years the land has mainly been used for grazing and silage with some arable cropping. The majority of the land is suitable for grass or arable crops.

The property is less than 10 miles to the main A92 dual carriageway linking Dundee to Dunfermline. The airports at both Dundee and Edinburgh are within easy reach.

The new railway station in Leven (6.5 miles) will give access to the mainline between Edinburgh and Dundee.

DIRECTIONS

From the north at Cupar head south on the A916 and then A916 for about 4.5 miles and turn left signposted to New Gilston and Lundin Links. Turn first left towards New Gilston. At the entry to Woodside village turn right into the farm and follow the track down the hill.

From the south follow the coast road A914 through Lundin Links towards Crail. Continue down the dip and around the corner towards Upper Largo. At the cross roads by the War Memorial turn left and go up the hill and over the next cross road. Continue on the road for 1.5 miles and turn left after Pirwindy Keep. Baldastard is on the right up a private track.

For route planning the postcode is KY8 5PQ

What 3 Words: stubborn. incorrect. buzzer.

DESCRIPTION

The lands of Baldastard lie between 90 and 190 metres above sea level with a southerly aspect. There are 13 main fields with all year round access from the north or south farm roads both linking to public roads. The farmhouse and steading are central within the farming unit. The total area is 311.02 acres (125.87 ha) It is classified by the James Hutton Institute as grade 3 (I) to grade 3 (II).

The main soil type is a silty clay loam capable of producing a range of crops. Overall the farm is suited for livestock and cereals.

FARMHOUSE

A traditional two Storey farmhouse of mainly stone construction with later additions to the rear

The house has oil fired central heating and double glazing throughout. It has been modernised in some of the rooms including the kitchen and bathrooms. Outside is lawned garden surrounded by hedges and mature trees. To the east is a gravelled parking area and garage/store.

On the ground floor the accommodation comprises:

Porch/Garden Room, Sitting Room, Dining Room, Office, Kitchen with Aga, Utility Room and WC

First floor accommodation includes:

3 Double Bedrooms, Single Bedroom, Bathroom and separate Shower Room.

Farmhouse Epc band: E

TRADITIONAL STEADING

A range of stone buildings under slate and profile sheet roofs including:

Cattle Court	35m x 25m
Store	13.5m x 7.0m
Lofted store	19.0m x 6.5m
Cattle Shed 1	34.0m x 5.0m
Cattle Shed 2	34.0m x 6.5m
Pole Barn 1	14.5m x 12.4m
Pole Barn 2	30.0m x 18.0m
Garage	8.5m x 7.0m

MODERN STEEL PORTAL FRAMED SHEDS

Cattle Shed 1	30m x 11.5m
Cattle Shed 2	30m x 21.5m
Cattle Shed 3	36m x 19.5m
Cattle Shed 4	36m x 17.0m
Lean to pole barn	36m x 15.5m
3 grain silos	250 tonnes capacity
Feed silo	12 tonnes capacity

THE LAND

The farmland comprises 13 fields with good access from the farm driveway running north/south through the whole farm. The majority of fields have stock fencing with water troughs where required.

The field schedule and plan show the layout in more detail.

PROVEN WIND TURBINE

A 15KW Proven Wind Turbine is located north east of the farm steading connected to the mains grid. The feed-in tariff details are available to interested parties.

In recent years the turbine has undergone an extensive re-fit and servicing. Details are available from the seller.

DEVELOPMENT

The 3 fields to the north in Woodside will be subject to a clawback from the seller for 20% of the uplift in value from agricultural value to development value for 20 years after the sale.

IACS

The farm code is 427/0063 and the land is registered for IACS purposes

BASIC PAYMENT SCHEME

All basic payments scheme entitlements are included in the sale. On the entry date, the purchaser will be responsible under the cross compliance rules to comply with the Good Agricultural and Environmental Condition.

LESS FAVOURED AREA SUPPORT SCHEME

The land is non - LFASS registered

SCOTTISH GOVERNMENTS RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Strathearn House, Lamberkine Drive, Perth PH1 1RX
Tel: 03002445400
Email: sgrpid.perth@gov.scot

LOCAL AUTHORITIES

Fife Council, Fife House, North Street, Glenrothes, KY7 5LT.
Telephone: 0345 155 0000

NITRATE VULNERABLE ZONE

Baldastard Farm is outwith the Strathmore and Fife NVZ.

TIMBER

There are no schemes in place at Baldastard Farm.

THIRD PARTY RIGHTS, SERVITUDES AND WAYLEAVES.

The property is sold subject to and with the benefit of all servitudes and wayleave rights, including rights of access and rights of way, whether public or private
The Farm is also sold subject to the rights of public access under the land reform (Scotland) Act 2003.

INGOING VALUATION

The purchasers of Baldastard Farm will, in addition to the purchase price, be obliged to take over and pay for any ingoing valuation.

The ingoing valuation will be undertaken by a mutually appointed valuer with respect to the following:-

- 1) All cultivations and growing crops on the usual basis.
- 2) All hay, straw and manure at Market Value.

If the entry date is directly after harvest, no ingoing valuation will take place unless the stubble has been cultivated. It is a requirement of the sale that the ingoing valuation (if any) is agreed before the date of entry by the seller.

VIEWING

Those who intend to view should contact the selling agents Bradburne & Co (01334 479479) before doing so. We would emphasise that any viewers inspecting the Farm do so at their own risk during normal office hours only.

SAFETY NOTICE

The property is a commercial business and all viewers should exercise appropriate caution during their inspection.

OFFERS TO:-

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SOLICITOR

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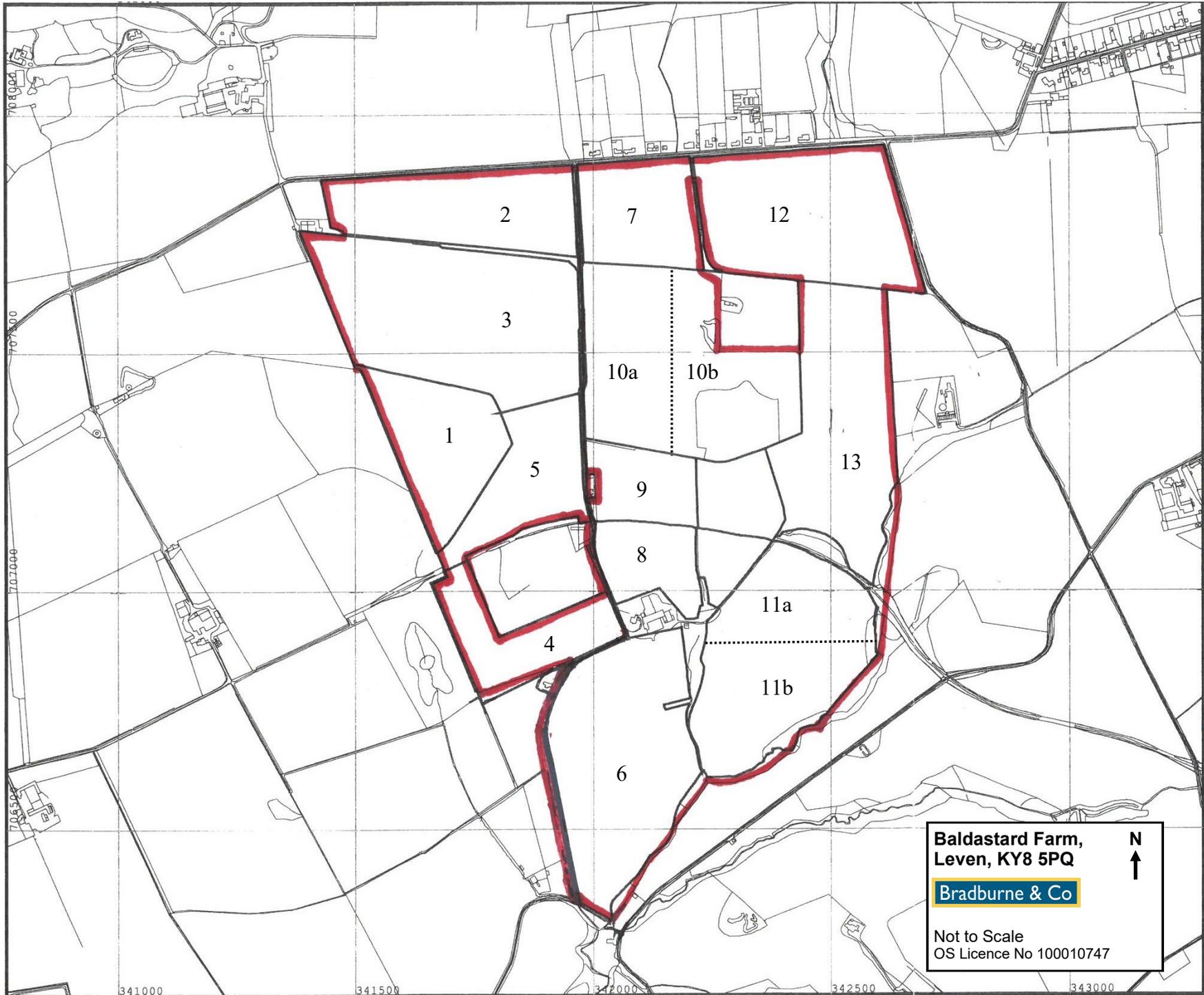
PHOTOGRAPHY

All images were taken in Autumn 2023 apart from the
internal farmhouse images in 2024

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
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FIELD SCHEDULE

FIELD NUMBER	AREA HA	CROP 2022	CROP 2023	CROP 2024
1	6.29	PGRS	PGRS	PGRS
2	7.80	PGRS	PGRS	PGRS
3	15.10	PGRS	PGRS	PGRS
4	4.85	PGRS	PGRS	PGRS
5	5.57	SB	SB	SB
6	13.20	PGRS	PGRS	PGRS
7	5.41	PGRS	PGRS	PGRS
8	4.97	PGRS	PGRS	PGRS
9	6.13	PGRS	PGRS	PGRS
10a	5.00	SB	SB	SB
10b	9.92	PGRS	PGRS	PGRS
11a	4.00	PGRS	PGRS	PGRS
11b	7.94	WB	WB	WB
12	11.71	WB	WB	WB
13	11.40	TGRS	TGRS	TGRS

NOTES



