

An aerial photograph of a rural landscape. In the foreground, there are large, dark brown plowed fields and a dense line of bare trees. A multi-lane road runs diagonally from the bottom right towards the center. To the left of the road, there are smaller fields and some residential buildings. In the background, rolling hills and mountains are visible under a cloudy sky.

Area D

Land At Coltrannie

Cairneyhill Road, Bankfoot, PH1 4AG

bellingram.co.uk

 **Bell
Ingram**



Property Description

Marked as areas D and E on the attached plan, this lot includes 2.96 hectares (7.25 acres) of arable land and 2.38 hectares (5.88 acres) of adjoining woodland. Access is taken from Cairneyhill Road.

The land lies between the heights of 100m and 110m above sea level. The area is shown on the Meteorological Office Average Rainfall Chart in the region of 850mm per annum.

The land is shown on the James Hutton Institute Land Capability for Agriculture Plans as being of Class 3(1). The predominant soil type is a brown soil which is part of the Gourdie Soil Association.

The indicative SEPA Flood Risk Maps show there is no risk of river flooding however, it should be noted that there are some small areas with a low risk of surface water flooding.

All the farmland is registered for IACS purposes. The basic payment entitlements are available for sale by separate negotiation. All of the land lies in Region 1.

Bell Ingram are approved agents for AMC who provide loan funding for farms and rural businesses at competitive rates. If you would like to find out more or discuss your proposals in confidence, please call Malcolm Taylor on 01307 462516 or email malcolm.taylor@bellingham.co.uk

Ingoing Valuation

The purchaser(s) shall, in addition to the purchase price, be obliged to take over and pay for a valuation to be agreed by a mutually appointed valuer(s)

with respect to the following:

All cultivations carried out in preparation for the 2025 and/or 2026 crop valued on a labour and machinery basis.

2.All growing crops, on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such growing crops.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.



Cairneyhill Road, Bankfoot, PH1 4AG

Offers Over £75,000

Plans

Approximate gross external area
13 acres

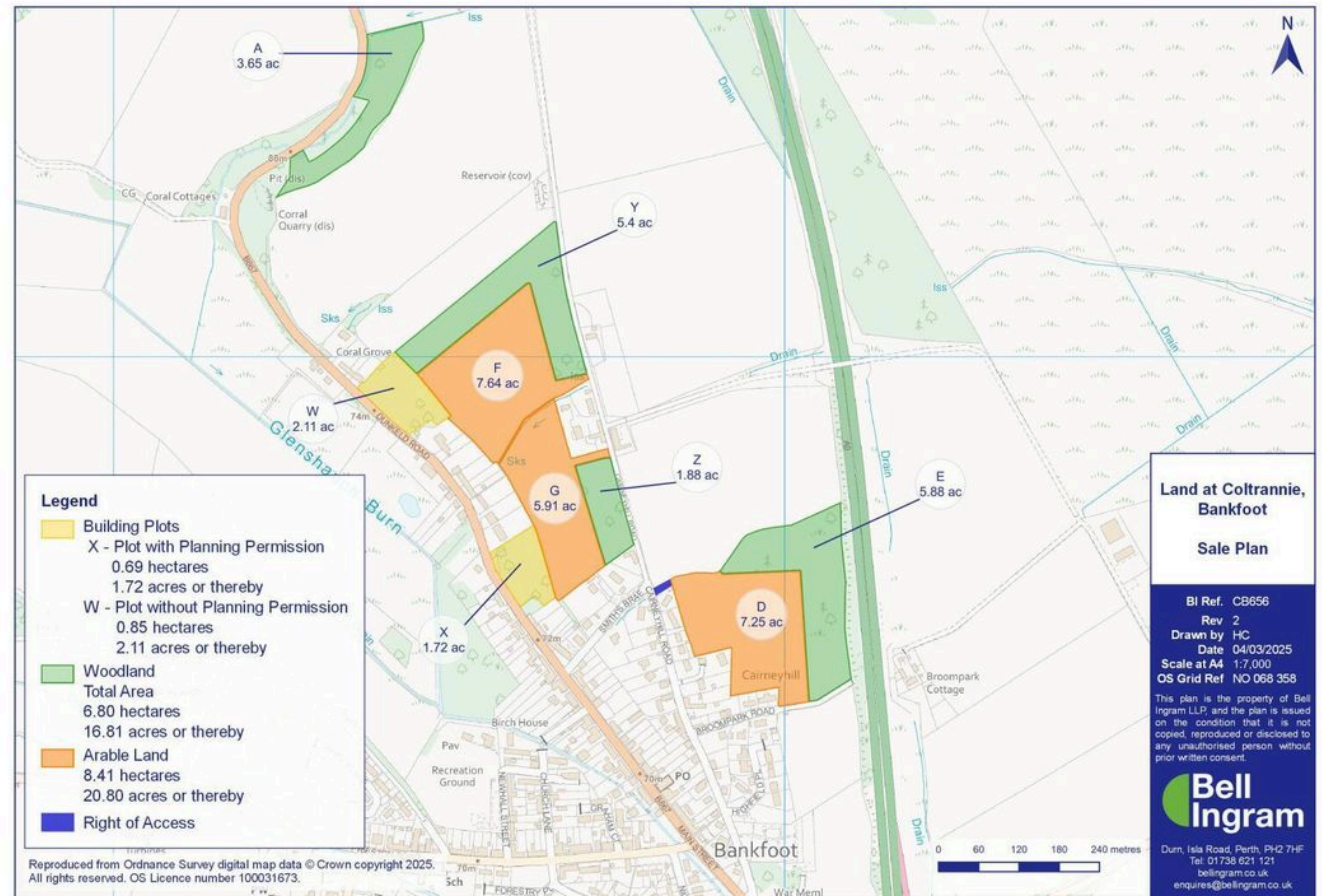
Location

Located in the Perthshire village of Bankfoot, the area is known for its fertile land, capable of producing high yields of an extensive range of crops and is well suited to livestock. The local area is served by a wide variety of agricultural contactors, merchants and suppliers, and there is a successful local machinery ring which can provide additional farming resources as required. Regular livestock sales are held at Stirling Agricultural Centre.

The area of arable land and woodland are located in the village of Bankfoot in Perthshire.

Access is taken from Cairneyhill Road.

What3words: [///pans.youths.cuts](https://w3w.maps.youths.cuts)



Details

Local Authority

Perth & Kinross Council

Tenure

Freehold

Services & Additional Information

There are no services to the land.

Important Notice

Bell Ingram, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Enquire



Carl Warden

Perth

01738 621121

carl.warden@bellingham.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: March 2025

Property Ref: PER250025

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Cairneyhill Road, Bankfoot, PH1 4AG

Offers Over £75,000