Land At Nivingston House

Nivingston, Cleish, KY13 0LS

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Introduction

Land extending to approximately 17.25 acres, available as a whole or in separate Lots.

Lot 1 -
Hill land - 3.73 ha (9.22 acres) - Offers over £75,000

Lot 2 -
Equestrian land- 3.11 ha (7.69 acres) with planning consent for stabling and an arena - Offers over £150,000

Lot 3 -
Building plot with planning consent, within a walled garden - 0.344 acres - Offers over £175,000

Lot 1 – Hill land -the hill land extends to approximately 9.22 acres (3.73 hectares), of which around 2.5 acres comprise rough grazing. The remaining area is predominantly covered by mature rhododendron bushes.

The land lies at an elevation of approximately 150–160 metres above sea level and, according to the Meteorological Office Average Rainfall Chart, the area experiences average annual rainfall of approximately 1,082mm. The James Hutton Institute Land Capability for Agriculture classifies the land as Class 4.1. The SEPA Flood Risk Map indicates no risk of river flooding, although limited areas are identified as having a low risk of surface water flooding. The entirety of the land falls within the Strathmore, Fife and Angus Nitrate Vulnerable Zone (NVZ).

Within the site runs a disused road, which lies parallel to the public hill road. Water and electricity is available where the access track comes from the public road.

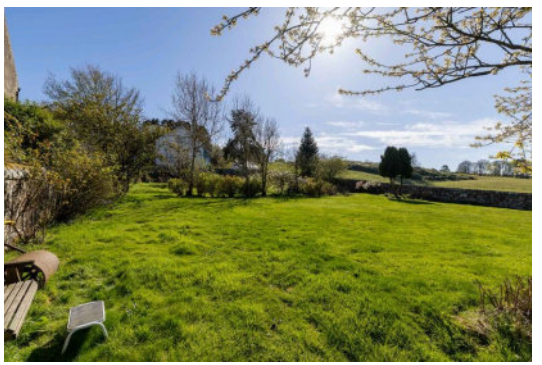
Lot 2 – Equestrian land - 3.11 ha (7.69 acres). Access is taken from the main drive directly from the public road, with water and electricity within 100 yards.

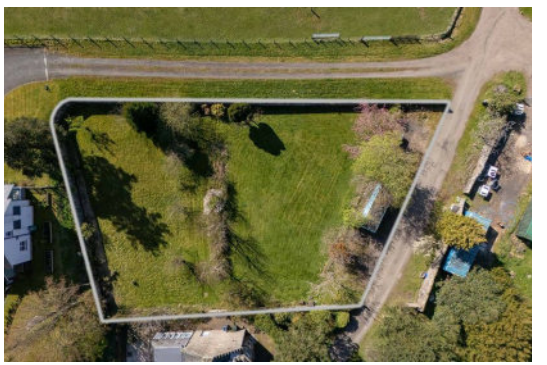
The land lies at an elevation of approximately 140-150 metres above sea level and, according to the Meteorological Office Average Rainfall Chart, the area experiences average annual rainfall of approximately 1,082mm. The James Hutton Institute Land Capability for Agriculture classifies the land as partly Class 3.1 and partly Class 4.1. As with Lot 1, the SEPA Flood Risk Map indicates no risk of river flooding, although limited areas are identified as having a low risk of surface water flooding. The entirety of the land falls within the Strathmore, Fife and Angus Nitrate Vulnerable Zone (NVZ).

On 13 November 2025 Planning Consent (Ref. No. 25/00333/FLL) was granted for the erection of stables, arena, barn, storage building and associated works.

Lot 3 – The Walled Garden

The area of ground being offered as Lot 3 is situated within a walled garden and extends to approximately 0.344 acres. Planning consent was granted on 22 November 2013 (Ref. No. 09/01154/FLL) for the erection of three dwelling houses, two of which have since been constructed. The planning consent for the remaining dwelling remains valid in perpetuity.





Location

Nivingston lies on the edge of the conservation village of Cleish, enjoying a peaceful rural setting with excellent accessibility. The county town of Kinross is just five miles away and offers a wide range of everyday amenities, including local shops and supermarkets, as well as excellent medical and veterinary services. There are superb transport links with the M90 providing swift access to Perth and Edinburgh, while the M80 connects conveniently to Glasgow. Regular rail services operate from nearby Inverkeithing and Perth, offering direct routes to Glasgow, Edinburgh, Inverness and London. Edinburgh International Airport is approximately 22 miles away, providing an extensive choice of domestic and international flights.

The land is perfectly positioned to take full advantage of the natural beauty of Kinross shire. The surrounding area offers an abundance of outdoor pursuits, including scenic cycle routes, walking trails and equestrian facilities. Kinross shire is particularly well regarded for field sports, with opportunities for pheasant shooting and roe deer stalking available on nearby estates, as well as trout fishing on Loch Leven. Golf enthusiasts are exceptionally well catered for, with renowned championship courses at Gleneagles and St Andrews within easy reach, alongside highly regarded local courses at Muckhart, Kinross and Milnathort. Further recreational opportunities include gliding at Portmoak and sailing on the Forth.

Educational provision in the area is excellent. There is a primary school in Cleish and a well-respected secondary school in Kinross. The wider area includes Dollar Academy, Glenalmond College, Strathallan, Craigclowan and St Leonards.

Plans

17 acres

Details

Local Authority
Perth & Kinross Council

Tenure
Freehold

Services & Additional Information

Directions: Leave the M90 at junction 5 and turn left (if travelling north) or right (when travelling south) onto the B9097. Follow the road for about 1.7miles and turn left signposted to Cleish. Take the second entrance on the left and carry on up the access road.
For viewers using the 'what3words' app, the location of the entrance road is ///firework.tweeted.folk

For Lot 3 (Walled garden building plot) - communal services are in place for the provision of water, sewerage and gas, with each surrounding property individually metered. Water is supplied from the mains. High speed fibre broadband has been installed in the area. Drainage is served by a private communal waste water treatment plant shared with other properties at Nivingston, which is monitored by SEPA and serviced annually.

Mortgage Finance
Bell Ingram are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. 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@bellingram.co.uk

Nivingston, Cleish, KY13 0LS

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