

# Wester Aldie Farm

Rumbling Bridge, Kinross-shire



PLAY VIDEO









# Wester Aldie Farm

## Rumbling Bridge, Kinross-shire, KY13 0QQ

Kinross 8 miles, Perth 22 miles, Edinburgh 27 miles, Glasgow 37 miles  
(All mileages are approximate)

**An attractive and highly productive mixed farming unit within commuting distance of Edinburgh and Glasgow.**

An alluring restored 18th century family farmhouse with 4 reception rooms, 4 bedrooms and 2 bathrooms

A building plot with consent to build a 5-bedroom house with wonderful views

A range of traditional and modern farm buildings

Land including 91.06 acres arable, 140.60 acres grass leys, 25.18 acres permanent pasture and 5.07 acres woodland

Abundance of wildlife including otters, lapwing, red squirrels, curlew, moorhens, sky larks and songbirds, pheasant and deer

**For sale as a whole**

**About 267.10 Acres (108.09 Ha)**



**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS

**Edinburgh**  
Riccarton Mains, Currie  
Edinburgh EH14 4AR

Tel: 0131 449 6212  
office@drrural.co.uk

**drrural.co.uk**



**Edinburgh**  
80 Queen Street, Edinburgh  
EH2 4NF

Tel: 0131 222 9600  
edinburgh@knightfrank.com

**knightfrank.co.uk**



## Situation

Wester Aldie Farm is situated close to the edge of the Ochil Hills and holds a commanding position overlooking the Cleish Hills about 3 miles from the village of Crook of Devon and only 27 miles north of Edinburgh.

The nearby villages of Crook of Devon which lies on the major medieval east-west route between Stirling and St Andrews and Powmill have a range of shops, whilst the country town of Kinross (8 miles) provides a range of local services including shops, restaurants, several hotels, supermarket, primary and secondary schooling, and doctor's surgery, curling rink, two golf courses and a Park & Ride service.

Wester Aldie is conveniently located for the M90 motorway providing fast access to Stirling (17 miles), Perth (22 miles), Edinburgh (27 miles) and Glasgow (37 miles). Edinburgh airport has flights to a variety of domestic and international destinations.

There are plenty of private schools within easy reach including Dollar Academy only 7 miles away, as well as Craigclowan, Kilgraston, Glenalmond College, St Leonards and Strathallan.

The surrounding countryside of the Ochil and Lomond Hills provides a variety of recreational activities including hill walking, mountain biking and horse riding. Nearby Loch Leven is renowned for its variety of bird life and excellent trout fishing. There are plenty of good golf courses in the area at Kinross, Dollar and Muckhart, whilst the Championship course at Gleneagles Hotel is 13 miles to the west and the old course at St Andrews 37 miles to the east.

Excellent shooting, stalking and salmon fishing is available to rent on a number of nearby estates.

There is a major livestock market located at Stirling together with plenty of agricultural merchants in the local area.





## Description

Wester Aldie provides a wonderful opportunity to secure a very secluded yet well-connected attractive farm. Wester Aldie is a highly productive mixed farming unit extending to about 267 acres in total situated in a private position within commuting distance of Perth, Stirling, Edinburgh and Glasgow. At its heart, the farm includes a fully refurbished modern family farmhouse with 4 reception rooms, 4 bedrooms and 2 bathrooms. The farm also offers development opportunities with planning consent granted for the construction of a new 5-bedroom house in a superb elevated site with wonderful southerly views. Wester Aldie is served by a range of traditional and modern outbuildings with capacity for up to 200 cattle.

The land holding rises from 125 metres (410 feet) above sea level at the southern boundary to 178 metres (583 feet). The land is all south facing and consists of 91.06 acres arable, 140.60 acres grass leys, 25.18 acres permanent pasture, 5.07 acres woodland and 5.18 acres roads/buildings/water/miscellaneous ground.





## Wester Aldie farmhouse

The fully restored 18th century house is approached from the north via a private road with a gravelled courtyard area to the rear for parking. Wester Aldie Farmhouse has been sympathetically renovated by the current owners, providing modern spacious accommodation and has many features throughout, including the timber double glazed sash-and-case windows, the Aga in the kitchen, flag stone flooring, underfloor heating and open fireplaces. With special views towards the Cleish Hills, the accommodation is laid out as follows:

**Ground Floor:** entrance porch, hallway, lounge, dining room, sitting room, dining kitchen (with Aga) and utility room.

**First Floor:** landing, master bedroom with en-suite shower room, three further large bedrooms and family bathroom.

The north end of the house is adjoined by a traditional steading providing a courtyard with charming semi elliptical arches which offers development potential for an extension, or an alternative use, subject to obtaining the necessary consents.

There is a garden area to the front and side laid to lawn with patio and planted borders and striking far reaching views.





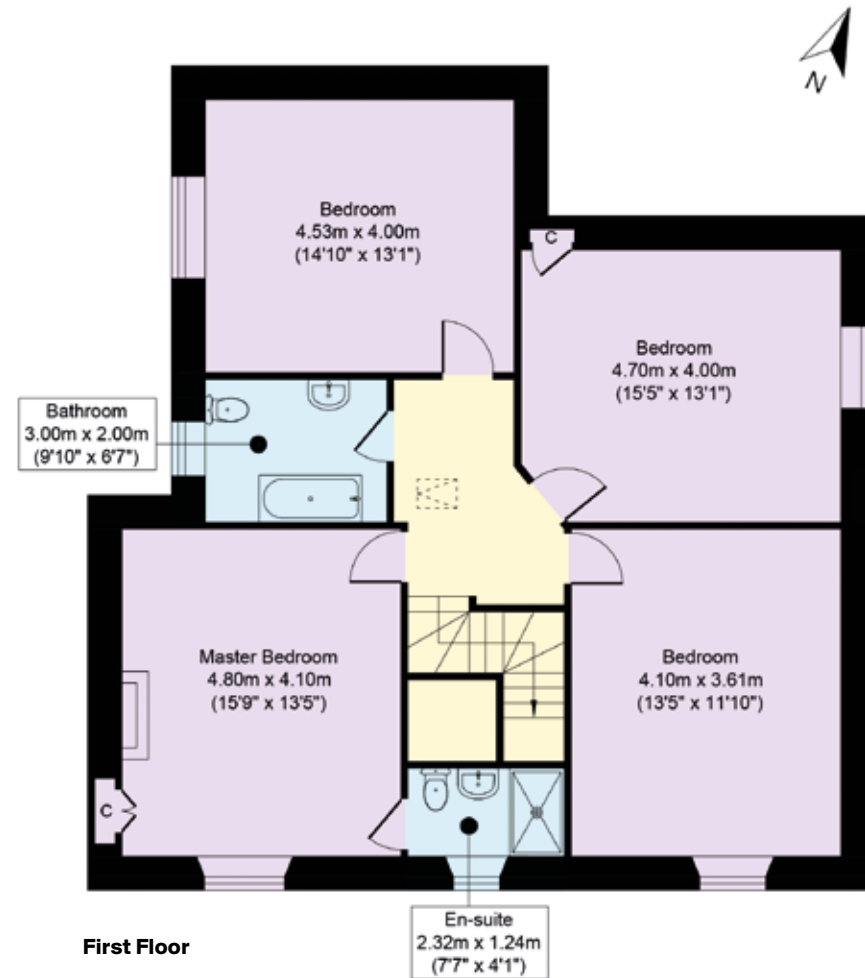
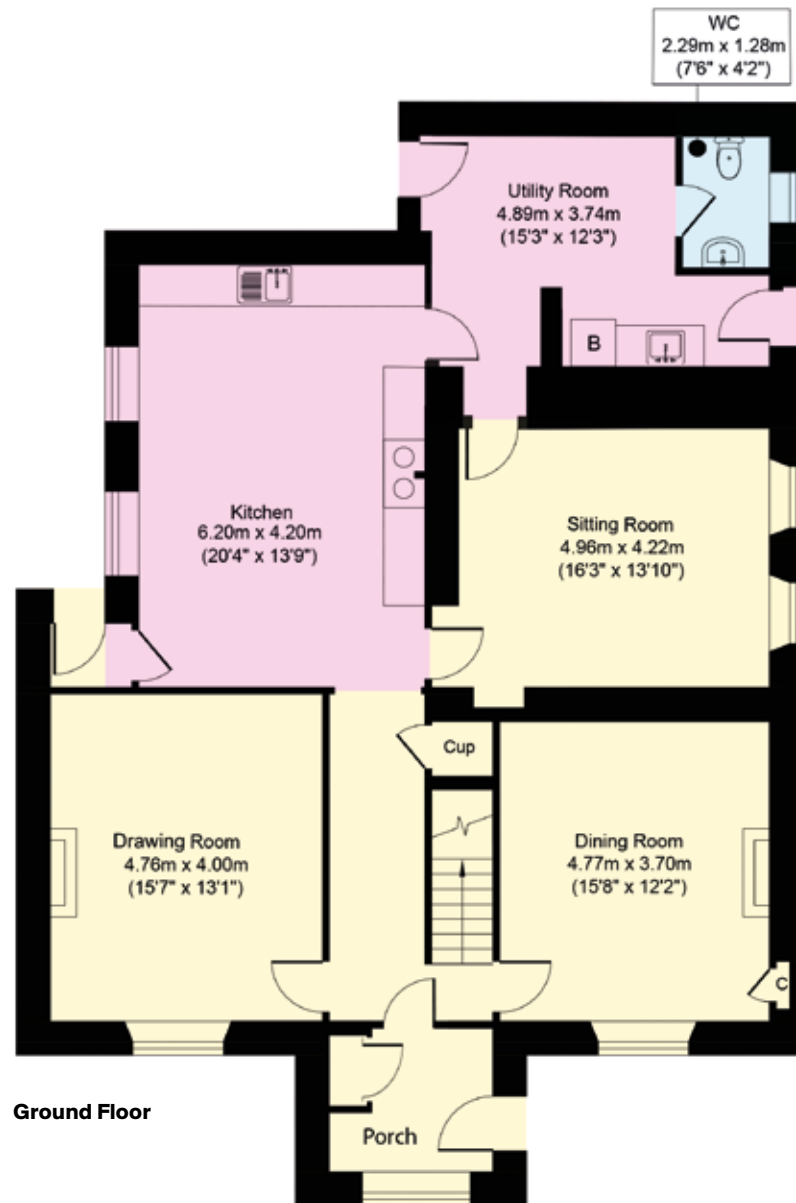


# Wester Aldie Farm, Rumbling Bridge, Kinross-shire

Approximate Gross Internal Floor Area

2,384 sq ft / 221.54 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars







## Development Site

The plot is situated in a peaceful position to the west of the farmhouse. The site extends to about 0.56 acres and was granted full planning permission (ref no: 08/00735/FUL) in December 2008 to construct a 5-bedroom house together with a double garage. The site works have been implemented and are sufficient such that the consent is in perpetuity.





## Farm Buildings

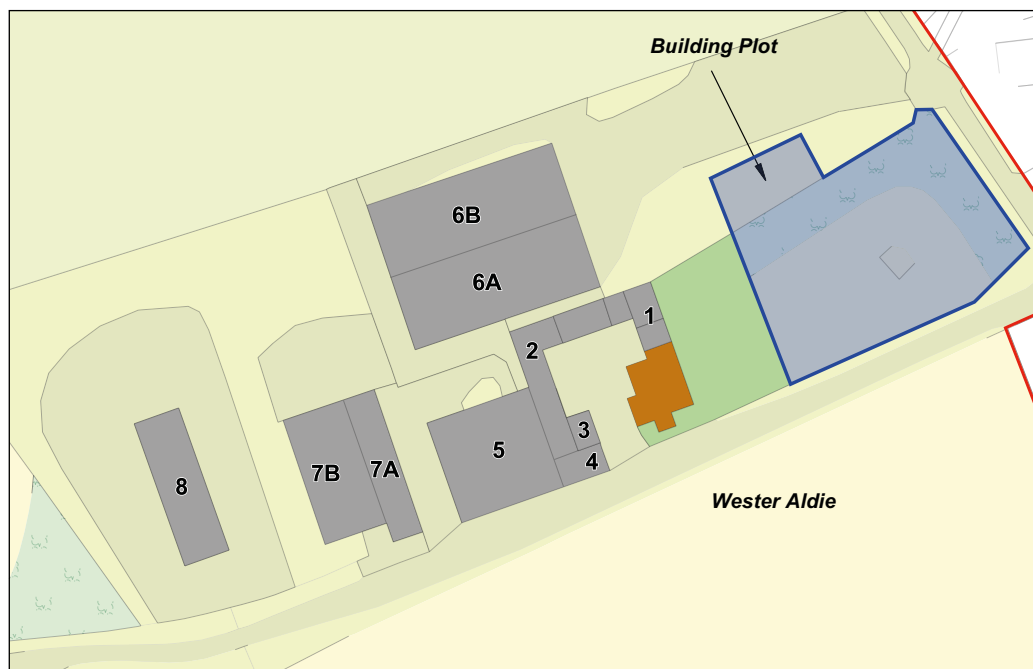
Wester Aldie is served by a range of traditional and modern farm buildings together with a number of hardstanding areas. Three-phase electricity serves the traditional buildings whilst the modern steading has capacity for housing around 200 cattle easily managed and fed with a feeder wagon. The farm buildings are listed as follows (see farm plan):

- 1. Byre and Garage:** Forms part of the traditional stone steading with slate roof is currently used as storage. The space, however, could be converted as an extension to the farmhouse, subject to the necessary planning consent.
- 2. Traditional Range:** Stone and slate construction, partially lofted which has recently been re-roofed. Currently used for storage and as a workshop. The building has the potential for development for various purposes.

- 3. Barn:** Dutch barn extension with brick walls on two sides and corrugated roof adjoining the traditional range. Used for housing vehicles.
- 4. GP Shed:** Adjoining the traditional range, single pitch feed store/ general purpose building with door to east. Harled brick extension with a corrugated roof.
- 5. Cattle Court:** 5 bays, steel portal frame with corrugated roof and hardcore floor. Raised concrete passage along east side allowing vehicular access for feeding (22.95m x 21.3m).
- 6a. Cattle Shed:** 9 bays, steel portal frame with corrugated roof, block walls with Yorkshire boarding and a concrete floor (41.2m x 14.33m).
- 6b. Silage Shed:** 9 bays, steel frame with corrugated roof, precast concrete panels on long sides and blockwork walls with Yorkshire boarding on gables and a concrete floor throughout. Used as a silage pit, the shed also

provides additional cattle housing if required. Could also be converted for equestrian purposes (41.4m x 15.5m).

- 7a. Cattle Shed:** Brick built with corrugated roof, hardcore and concrete floor. Currently used for cattle housing.
- 7b. Cattle & Storage Shed:** Brick and block walls with corrugated roof. Currently used for cattle housing and machinery storage.
- 8. Cattle Shed:** 7 bays, box clad profile with concrete walls. Open fronted feed barrier on east side for vehicular access (32m x 9.3m). Could be used for storage if required.
- 9. Old Silage Pit:** Former silage pit with concrete floor and wooden sleeper walls extending to approx. 490 sqm. Currently used for storage but could offer potential for a new shed or upgraded silage pit.











## Land

The land at Wester Aldie is classified predominantly as grade 3<sub>2</sub> by the James Hutton Institute. There are twelve field enclosures with much of the farm having been ploughed over the past five years. The Wester Aldie land is a superb mixed farm capable of producing a variety of crops, including excellent silage yields, spring cropping and winter wheat. Having been farmed using good husbandry, traditional rotation and having significant natural manure, it is a productive, low input, and ecologically sustainable unit.



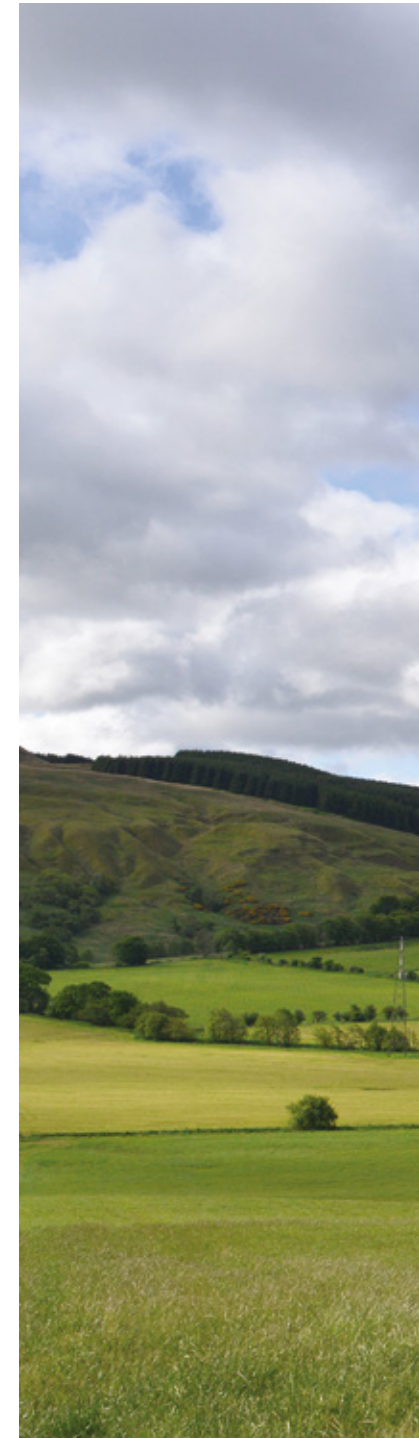






The land is all south facing and consists of 91.06 acres arable, 140.60 acres grass leys, 25.18 acres permanent pasture, 5.07 acres woodland and 5.18 acres roads/buildings/water/miscellaneous ground. The fences within the holding are in a good state of repair with boundary fences being double

fenced to maintain the health status of the farm. There is good access to all field enclosures via the farm road and network of internal farm tracks.











## Farming System

Wester Aldie is farmed in-hand and is home to the closed herd of Ladycroft pedigree and purebred Aberdeen Angus which has won numerous awards, including the Royal Highland Show's Interbreed Supreme Champion, and the National Aberdeen Angus Show Supreme Champion. The farm runs a suckler herd currently grazing 130 cows plus followers, providing sufficient indoor winter accommodation to house all cattle.

Wester Aldie is self-sufficient for wintering forage purposes with approximately 75 acres of grass cut for silage this year. The vast majority of the farm has been cropped in the past with yields of wintering wheat regularly achieving 4 tonnes per acre.

## Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Wester Aldie Farmhouse	Owner occupied	Oil-fired central heating, underfloor heating, mains water, private drainage	F	F

## Directions

From the M90 take junction 6 for Kinross and head west entering along the A977 signposted for Kincardine. Before the village of Powmill, take first left, signposted Aldie, immediately before you reach the Powmill Milk Bar. After approximately 1.5 miles turn right and the farm is three quarters of a mile down a short farm track.

From the M9, take junction 3 for Kincardine and head east along the A876 towards the Clackmannan Bridge and continue over the A977, Clackmannan Bridge. At the roundabout, take the 3rd exit and continue on the A977 for approximately 8 miles until Powmill. The Powmill Milk Bar will be on the right and immediately after this take first right signposted Aldie. After approximately 1.5 miles turn right and the property is three quarters of a mile down a short farm track.

## Listings / Environmental Designations

There are no environmental designations or listings.

## Agri-environmental Schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code 81/486/0004

The farm currently holds 105.48 units of Region 1 Entitlements.

The farm also claims additional support payments through the Less Favoured Area Support Scheme (LFASS).

The Basic Payment Scheme Entitlements will be included in the sale.

The Seller has submitted a 2020 Single Application Form and payments relating to the 2020 scheme year will be retained by the Seller.



## Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street,  
Edinburgh EH3 9EE  
Tel: 0131 228 8111  
Email: jmr@turcanconnell.com

## Local Authority

Perth & Kinross Council  
Pullar House  
Kinnoull Street  
Perth  
PH1 5GD  
Tel: 01738 475000

## AFRC

Strathearn House  
Broxden Business Park  
Lamberkine Drive  
Perth  
PH1 1RX  
Tel: 01738 602000

## Planning

Planning consent (ref no: 08/00735/FUL) was granted in December 2008 for the construction of a 5-bedroom house with additional double garage.

The site works have been implemented and are sufficient such that the planning permission is in perpetuity. Details of the planning consent can be accessed online via the Perth & Kinross Council planning portal.

## Entry

Entry is available by arrangement with the seller.

## Sporting Rights

The sporting rights are in-hand.

## Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

## Household Contents

The fitted carpets and curtains are included in the sale.

## Machinery and Equipment

A selection of Estate machinery and equipment may be available to purchase at a separate and additional price.

## Ingoing Valuation

All feedstuff, silage, manure, fuel, fertiliser etc to be taken over at valuation.

## Rights of Access and Title Conditions

Wester Aldie benefits from a right of access from the public road between Crook of Devon and Powmill along the track shown tinted yellow on the sale plan.

## Health and Safety

Given the hazards of a working farm we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

## Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank (tel 0131 222 9600) and Davidson & Robertson (tel 01506 811812).

## Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

## Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves 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 the highest or any offer for any part of the subjects of sale.

## Conditions of Sale

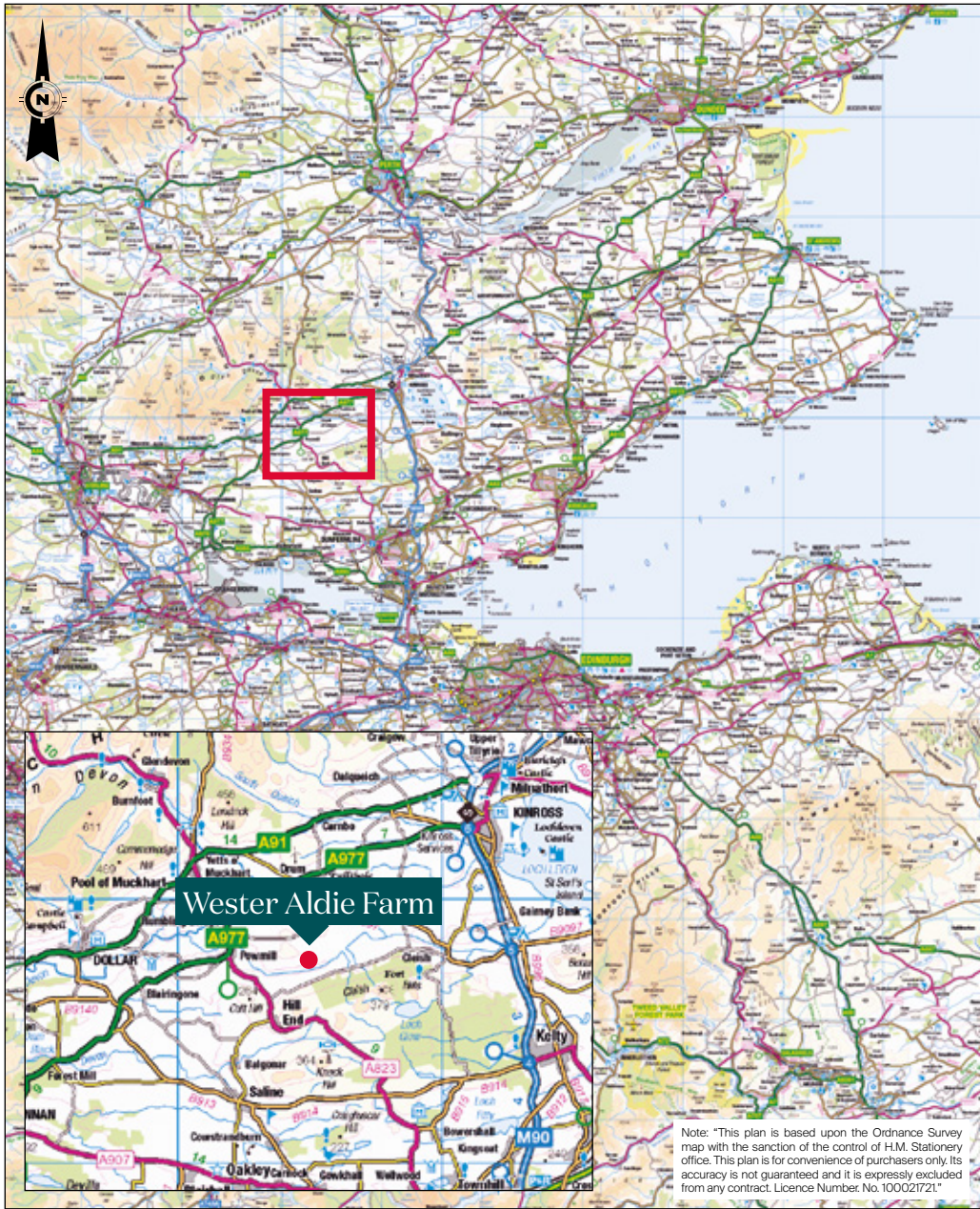
### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), servitude and water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





## Acreage and Cropping Schedule

Field No	2016	2017	2018	2019	2020	Total
1	PGRS	WW/WDG/PC	WW/WDG/PC	FALW/WDG	SB	<b>44.06</b>
2	PGRS	PGRS	PGRS	PGRS	PGRS	<b>14.51</b>
3	PGRS	PGRS	TGRS	TGRS	PGRS	<b>34.08</b>
4	PGRS	PGRS	PGRS	PGRS	PGRS	<b>32.44</b>
5	PGRS	PGRS	PGRS	PGRS	PGRS	<b>14.43</b>
6	TGRS	TGRS	PGRS	PGRS	PGRS	<b>25.23</b>
7	PGRS	PGRS	ASSF/PC	WW/FALW	SB	<b>27.77</b>
8	PGRS	PGRS	ASSF/FALW	WW/FALW	SB/PGRS	<b>8.48</b>
9	PGRS	PGRS	PGRS	PGRS	PGRS	<b>1.98</b>
10	WW	TGRS	TGRS	TGRS	TGRS	<b>19.22</b>
11	PGRS	PGRS	PGRS	PGRS	PGRS	<b>23.90</b>
12	PGRS	PGRS	PGRS	PGRS	PGRS	<b>10.75</b>
Woodland	-	-	-	-	-	<b>5.07</b>
Misc	-	-	-	-	-	<b>5.18</b>
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>267.10</b>

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No.100021721."



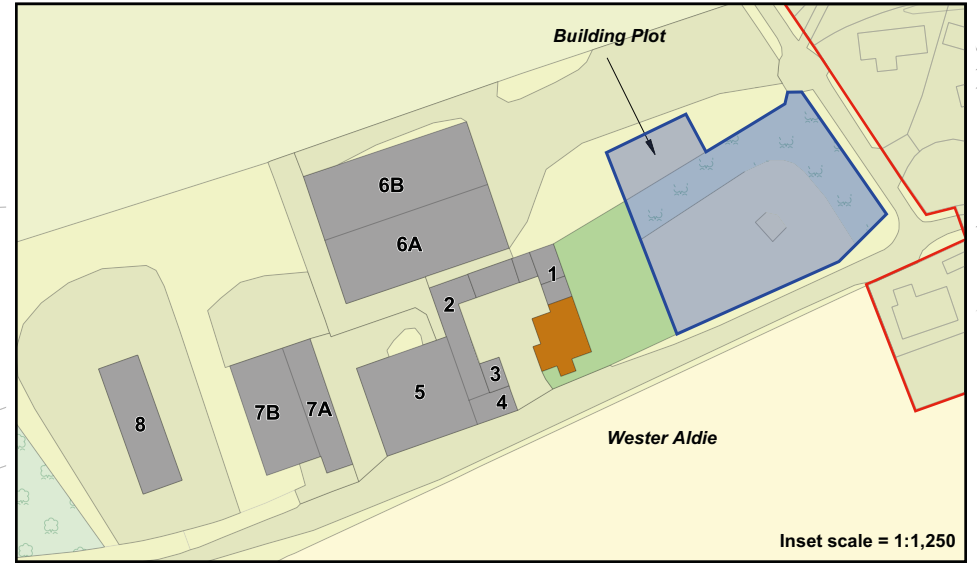
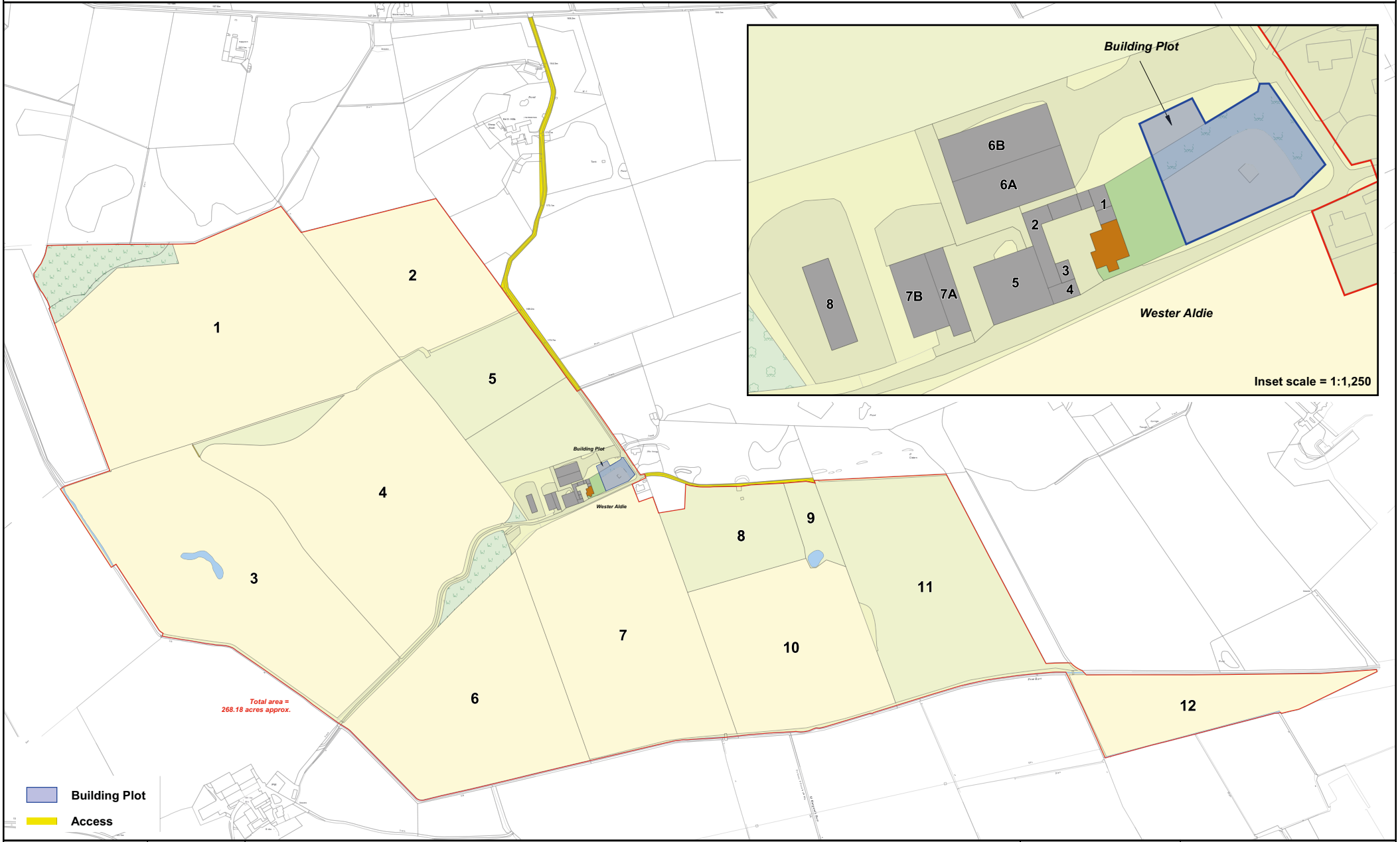
**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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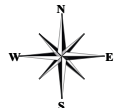
# Wester Aldie Farm



Total area = 268.18 acres approx.

**Building Plot**  
**Access**

Mapping Department  
Knight Frank LLP  
Ramsbury House, 22 High Street  
Hungerford, Berkshire, RG17 0NF  
(t) 01488 688508  
(e) mapping@knightfrank.com



**Land Use:**

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Parkland		Building / Structure (Agricultural)
	Verge / Misc		Gardens
	Water		Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 23:06:20  
Drawn By: CW  
Scale: 1:6000 @ A3  
Plan Ref:  
**Title Wester Aldie Farm**

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