

FOR SALE

Land at Balingry

Balingry, Lochgelly, KY5 8LR

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

The land at Balingry extends to 1.86 acres or thereby of grazing land situated on the edge of Balingry.



Selling Agents

Davidson & Robertson
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Offices across Scotland and Northern England

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Situation

The Land at Ballingry is located on the north eastern edge of the town of Ballingry in Fife. The land is approximately 4 miles from the M90 to the West and 7 miles from Glenrothes to the East.

Access

Access to the land is by way of a private road leading north from the B920 to the field gate.

This is shown in blue on the sale plan.

There is a shared maintenance structure in place for this private road.

Directions

Leave the M90 at junction 5 and head east towards the B996. Turn left onto the B996 and then right onto the B9097, signposted to Scotlandwell. Follow the B9097 for approximately 3.5 miles. Turn right on to the B920 and after two thirds of a mile turn right on to Navitie Drive private road. The entrance to the field is diagonally right at the crossroads.

Description

The Land at Ballingry extends to approximately 1.86 acres or thereby of permanent pasture. The land is in one enclosure and benefits from good access. The field has a hard track running through it which is occasionally used by Scottish Water to access their site which sits to the north of the land for sale.

The land has historically been grazed by sheep and cattle but in recent years has been let for horse grazing.

The area to the north of the boundary may be available for grazing.

Basic Payment Scheme (BPS) & IACS

There are no Entitlements to BPS included with the sale.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Fife Council
Bankhead Park,
Glenrothes
KY7 6GH
Fife.Council@fife.gov.uk
03451 55 00 22

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

James Thomson & Son
51A High St
Kirkcaldy
KY1 1LJ
Tel: 01592 268 575
Email: enquiries@jamesthomsonandson.com

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Scottish Water have a prescriptive right of access through this field to the Navitie resevoir enclosure.

It is intended that the vendor will retain an emergency right of access over the hard track to obtain access to retained land to the north.

