

FOR SALE

Land at Redhall Farm

Fallin, Stirling, FK7 7LU

**DAVIDSON
& ROBERTSON**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS



Land at Redhall Farm

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A block of high quality agricultural land extending to 117 acres set in an accessible rural location.

- Productive block of Grade 3(2) agricultural land
- Five fields and 2 paddocks
- 117 acres (47.35 Ha) or thereby to include:-
 - 100.93 acres (40.85 Ha) of arable land
 - 13.87 acres (4.61 Ha) of permanent pasture

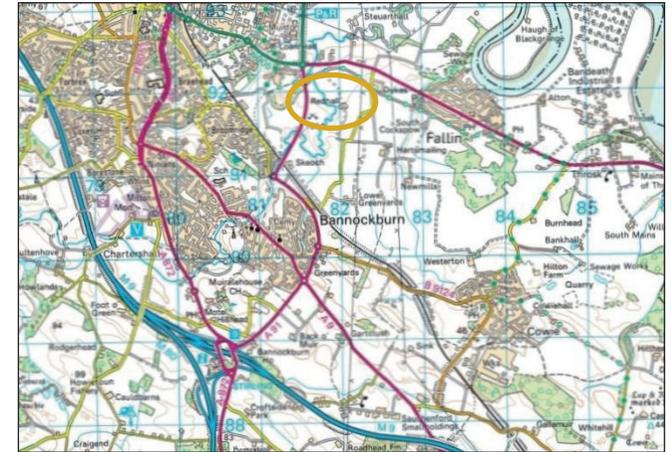
**Available as a whole
For Sale by Private Treaty**

Situation

Situated close to Stirling within open countryside, the land is located 2 miles east of Stirling and approximately 1.2 miles west of Fallin. Set in an accessible location with good transport links including M80 to Glasgow, Carlisle and the M90 to Perth, Edinburgh M9 and beyond. The property sits within a ring fence and comprises 5 enclosures and two paddocks.



Redhall is located 2 miles east of Stirling which has easy access to two busy livestock auction markets with Caledonian Marts Stirling located approximately 1 mile and United Auctions 5 miles away.

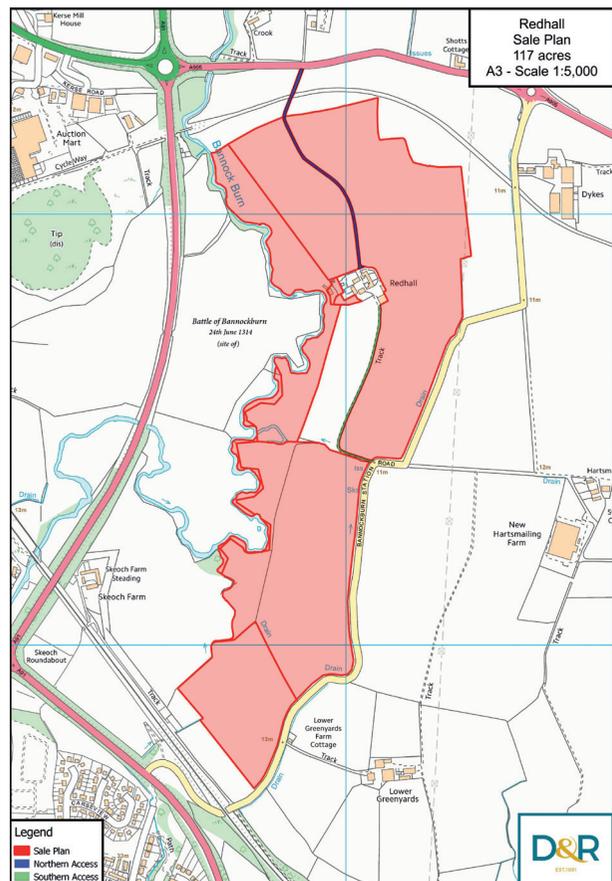


Directions

Access to the land at Redhall is gained off either the A905 or Bannockburn Station Road. From M9, exit Jct 9 off the A91, Stirling Service's, take the fourth exit signposted Stirling A91. Continue on the A91 for approximately 5 miles, after the fourth roundabout take the third exit onto the A905. The north access road is first right off the A905 and the land at Redhall is on either side of this road. For the south access road take the third exit at the next roundabout onto Bannockburn Station Road. The land at Redhall is on your right hand side with the farm entrance approximately 0.5 miles along the road.

Description

Redhall extends to 117 acres or thereby of fertile agricultural land and lies predominantly 10m above sea level. The Carse area of Stirling is renowned for the production of quality hay and haylage, a trait that the current occupier continues to this day.



The land at Redhall is Grade 3(2) as classified by the James Hutton Institute's Land Capability for Agriculture and is split into five fields and two paddocks. Currently all the land at Redhall is laid to grass which has produced high quality hay and silage crops in recent years followed by aftermath sheep grazing.

Previously the land has been worked in an arable rotation. The majority of the land at Redhall is set out in large enclosures which are well suited to modern agricultural machinery. The subjects are serviced by water troughs and burns.





Basic Payment Scheme (BPS) 2017

Basic Payment Entitlements are included with the sale. The seller will be submitting a 2017 Single Application Form and payments relating to the 2017 scheme year will be retained by the Seller.

Integrated Administration and Control System (IACS)

The lands are IACS registered.

Schedule of Acreage

A schedule of acreage is available on request.

Sporting and Mineral Rights

Sporting rights are included in the sale. As far as they are owned the minerals are also included in the sale.

Local Authority

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET.

Solicitor

Kerr Stirling, 10 Albert Place, Stirling, FK8 2QL

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 himself 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

Strictly by appointment with the Selling Agents, Davidson & Robertson, telephone 0131 449 6212. Please do not approach the farmhouse or steading.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Deposit

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

Date of Entry

By mutual agreement between the purchaser and the seller.

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 a closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer.

Offers

Formal offers, in the acceptable Scottish form should be submitted, 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. We would advise that there is a high pressure gas pipeline that passes through the land at Redhall.

A servitude has recently been granted to Scottish Power for the undergrounding of a 132kV line which follows the fence line down the eastern boundary of the farm. Scottish Power intend to install this in summer 2017.

The septic tank for the Farmhouse at Redhall is located within the paddock and as such all rights associated with this will be retained by the seller.

Access Road

The north access road, shown in blue on the sale plan overleaf, will be sold as part of the subjects however the seller will retain a right of access over this road. The south access road, shown in green, will be retained by the sellers and a right of access to the land will be granted to the purchaser with maintenance on a user basis.

Development

This sale will be subject to a clawback for any non-agricultural development which will be regulated under a standard security.

