

An aerial photograph of Cultybraggan Farm in Comrie, Crieff. The image shows a large stone farm building with a grey slate roof, surrounded by lush green fields and dense forests. In the background, rolling hills and mountains are visible under a blue sky with scattered clouds. To the right of the main building, there is a smaller blue shed and a parking area with several cars.

Galbraith

CULTYBRAGGAN FARM
COMRIE, CRIEFF



CULTYBRAGGAN FARM, COMRIE, CRIEFF

A productive mixed farming unit close to the popular village of Comrie

Comrie 1.5 miles ■ Perth 25 miles ■ Edinburgh 60 miles

- Attractive traditional farmhouse (5 bedroom, 2 public rooms, large office) requiring modernisation
- Modern 3 bedroom farm cottage with private garden ground
- Excellent range of modern and traditional farm buildings
- Productive block of Grade 3.2 and 4.2 arable and pasture ground
- Rural yet accessible location close to amenities
- Private position with attractive outlook over the surrounding countryside
- Land with longer term development potential (subject to obtaining the necessary planning consents)
- Excellent area of grazing ground and amenity woodland

About 235.81 Ha (582.68 Acres) in total

For Sale as a Whole

Galbraith

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01786 434618
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Duncan Barrie
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GENERAL

Cultybraggan is situated in a delightful private rural position just to the south west of the popular village of Comrie, some 25 miles west of Perth and approximately 60 miles north west of Edinburgh.

Nearby Comrie is a conservation village with a vibrant and friendly community with excellent local amenities including a primary school, doctor's surgery, dental surgery, butcher, post office, churches, hotel, restaurant and coffee shops.

To the east lies the town of Crieff which offers a more extensive range of services including a supermarket, cottage hospital, further banks and veterinary surgery. The City of Perth, 25 miles to the east, has national retailers, theatre, concert hall, cinema and both rail and bus stations. Whilst there is a primary school in Comrie and a secondary school in Crieff, there are a number of private schools within about 25 miles including Glenalmond, Ardvreck, Morrisons Academy, Craigclowan, Strathallan and Kilgraston.

Sitting in the heart of the historic county of Perthshire the local area offers an enormous range of cultural and leisure opportunities. There are some excellent golf courses in nearby Crieff and Gleneagles Hotel is about 14.5 miles to the south east offering three renowned championship golf courses.

Cultybraggan lies within easy reach of the A9 dual carriageway, approximately 12 miles to the south, linking Perth and the north, Stirling and the south with Edinburgh and Glasgow beyond. Gleneagles railway station (18.5 miles) provides daily services north and south including daytime and overnight sleeper services down to London with further rail services available from both Perth and Dunblane. Glasgow and Edinburgh can be reached in just over an hour's journey by car, both providing international airports and a vast array of city amenities, services and attractions.

The farm bounds the scenic Loch Lomond & The Trossachs National Park which offers world famous scenery and a plethora of recreational and leisure opportunities including a wide range of watersports. The surrounding hills are extremely popular with hillwalkers and climbers in the region and there are also excellent opportunities for mountain biking, pony trekking, shooting and fishing.

The farm is located in an area renowned for the high quality of its stock and the production of a wide variety of arable crops. The surrounding areas are also well catered for by a range of agricultural suppliers, merchants, and machinery dealers with a successful local machinery ring available to provide additional resources as and when required. There are two livestock markets in Stirling (21 miles) providing a fantastic outlet for quality livestock which the area is renowned for producing.

METHOD OF SALE

Cultybraggan is offered for sale as a whole. The livestock and machinery on the farm are available to purchase in addition to the heritable property. Further details will be made available following a viewing and confirmation of funds to complete with a purchase. Further details are available from the Selling Agents.

DESCRIPTION

Cultybraggan Farm is a highly productive and versatile mixed farming unit extending to about 235.81 Ha (582.68 Acres) in total with a large and attractive traditional farmhouse, modern farm cottage, and an adaptable range of traditional and modern farm buildings. The farmhouse and buildings lie in a private position to the south of the Water of Ruchill and benefit from views over the surrounding countryside.



CULTYBRAGGAN FARMHOUSE

Cultybraggan Farmhouse is located centrally within the holding adjacent to the range of modern and traditional farm buildings and benefits from a private but accessible location and is enclosed to the south by an area of garden ground. The farmhouse is approached by a private farm drive which leads from the minor public road. The house is of traditional stone construction set under a pitched slate roof and provides well apportioned accommodation over two levels. The accommodation and room dimensions are set out in more detail within the floor plans contained within these particulars. Forming part of the farmhouse, there is an external Shower/WC which is accessed from the courtyard steading area.

Garden Ground

Cultybraggan Farmhouse benefits from an attractive and private area of mature garden ground which predominantly lies to the front of the house and is mostly laid to lawn and enclosed by a number of mature trees and

hedging. The farmhouse and garden ground benefit from southerly views over the surrounding countryside.

CULTYBRAGGAN COTTAGE

Situated adjacent to the farm road is Cultybraggan Cottage comprising a modern bungalow of brick and block construction set under a tiled roof providing accommodation over one floor comprising: Kitchen, Sitting Room, Bathroom, WC, 3 Bedrooms and an integrated Garage currently used for storage. The accommodation and room dimensions are set in more detail within the floor plans contained within these particulars

The property benefits from a private area of garden ground which is mostly laid to lawn and is enclosed by a number of mature trees with views to the west over the Water of Ruchill.

FARM BUILDINGS

The principal range of farm buildings are situated in a group and lie immediately adjacent to the north of Cultybraggan Farmhouse.

Briefly, the farm buildings at Cultybraggan comprise:

Traditional Range

Located immediately adjacent to the farmhouse and forming a courtyard, there is a range of traditional farm buildings of traditional stone construction set under slate and corrugated roofs with concrete floors comprising:

- Former Cattle Courts (24.7m x 11.8m)
- Workshop (14.8m x 6.4m)
- Former Dairy (6.3m x 6.2m)
- Old Byre (31.6m x 4.87m)
- Mill Shed (35.6m x 6.6m) with loft space above and housing private water tanks for cattle courts.



Former Farm Office/Store (6.2m x 3.5m)

Of brick construction under a corrugated roof with a concrete floor.

Modern Sheds

Located adjacent to the traditional range of buildings there is a range of modern sheds comprising a total of 5 adjoining sheds, all of concrete frame construction set under corrugated roofs with concrete and stone floors and block walls. The buildings are used for cattle housing and machinery storage and split into a number cattle courts which are served by several feed passages. The buildings comprise:

- Cattle Court 1 (32.3m x 13.0m)
- Cattle Court 2 (32.3m x 6.8m)
- Cattle Court 3 (32.3m x 13.0m)
- Cattle Court 4 (32.3m x 13.0m)
- Cattle Court 5 (32.3m x 7.11m)

Modern Cattle Court (30.6m x 11.7m)

Located just to the west of the original range of concrete framed buildings there is a more modern cattle court of steel portal frame construction under a fibre cement roof with a concrete floor, Yorkshire boarding and box profile side cladding and block walls.

Yard Area

Located to north of the buildings there is large area of hard standing used for machinery and fodder storage.

Buildings at Ruchilside

Located to the north-east of the principal farm steading is a second range of farm buildings comprising:

Slatted Cattle Court (23.7m x 19.3m)

Of steel portal frame construction under a corrugated roof with tin walls and a slatted floor.

Former Piggery (37.8m x 5.9m)

Of steel portal frame construction under a corrugated roof with brick and blockwork walls, concrete floor and a small lean-to shed.

FARMLAND

The farmland at Cultybraggan extends to approximately 235.81 Ha (582.68 Acres) in total including roads, yards and buildings. The farmland is split into several areas by the public roads but benefits from an excellent level of vehicular access either directly off the public road or via a network of internal farm tracks. The land is generally bound to the north and west by the Water of Ruchill and is varying in aspect rising from 60m above sea level adjacent to the Water of Ruchill to 177m above sea level at its highest point to the south of Drumchork Wood. The farmland has principally been classified as a mix of Grade 3.2, 4.2, and 5.2 by the James Hutton Institute.

The mixed farming system has been centred on a mix of cereals, potatoes, and temporary grass, and all of the land has benefited from regular applications of farmyard manure generated from the Seller's existing livestock enterprise which comprises approximately 60 suckler cows with followers with sheep brought in over the winter months. However historically the farm has run upwards of 200 sucklers with 200 sheep.





The arable land can be worked to a good depth and a continuous programme of ditching and drainage works, has ensured that the land is farmed to its maximum potential. In addition, a significant proportion of all existing fences have been renewed in recent years. The fields are all well laid out and are of a generous size and can easily accommodate modern machinery with the majority of the enclosures having access to natural source or mains water supplies.

The majority of the enclosures to the north of the farm and adjacent to the settlement boundary of Comrie are predominantly down to cereals or used for fodder production with one field currently let for potatoes, with the remainder of the land split between productive pasture and grazing ground. A schedule of the cropping is contained at the end of this brochure.

There are several small areas of woodland throughout the holding providing an element of shelter and amenity and comprising a principal area of woodland known as Cowden Woodland, with several smaller areas of mixed amenity woodland adjacent of the Water of Ruchill.

DIRECTIONS

From Perth take the A85 road signposted towards Crieff/Crianlarich and travel along this road through Crieff towards Comrie. In the village turn left onto B827 signed to Braco. Follow this road for about 1 mile before turning right on the next minor public road signed Glenartney. Cultybraggan Farm is situated on the right approximately ½ a mile along this road. The farm is approached via a private tarmac road which leads north from the public road adjacent to the farm cottage culminating in the farmhouse and steading range at the end of the farm drive.

POST CODE

PH6 2HX

WHAT3WORD

<https://w3w.co/unstated.bigger.system>

VIEWINGS

Viewings are strictly by appointment with the Selling Agents. Please note that an internal viewing of the farmhouse will only be allowed on a second viewing of the farm.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in relation to farm buildings, working machinery and livestock on the holding.

SERVICES

	Water	Electricity	Heating	Drainage	EPC
Cultybraggan Farmhouse	Mains	Mains	LPG Central Heating	Private	F31
Cultybraggan Cottage	Mains	Mains	Solid Fuel & (Back Boiler) and Electric Storage Heaters	Private	E44
Cultybraggan Farm Buildings	Private & Mains Supplies	Mains (3 Phase)	-	-	-

LOCAL AUTHORITY

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





SGRPID

Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 01738 602000
F: 01738 602001

BASIC PAYMENT SCHEME (BPS) 2022

Any payments relating to the 2022 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area (LFA) with the land to the south of Drumchork Wood classified as being Severely Disadvantaged (SD).

IACS

All of the land is registered for IACS purposes. The Location Code for Cultybraggan is 651/0021.

NITRATE VULNERABLE ZONE

All of the land at Cultybraggan falls outwith a Nitrate Vulnerable Zone

ENVIRONMENTAL & HISTORICAL DESIGNATIONS

There are the remains of the former Dalginross Roman Fort and Roman Camp covering parts of fields, 26, 28 and 29 and there are also the remains of four burial mounds of the late Neolithic or earlier Bronze Age, some 3500 to 5000 years old, which are located to the north east of the adjacent Cultybraggan Camp within fields 6 and 15. These sites have both been designated as Scheduled Monuments under Ancient Monuments and Archaeological Areas Act 1979. The designations in respect to the Dalginross Roman Fort and Roman Camp do not however preclude normal agricultural cultivations of the farmland. Further information is available from the Historic Environment Scotland website. www.historicenvironment.scot



EMPLOYMENT LAND CULTYBRAGGAN CAMP

An area of ground to the west of the Cultybraggan Camp and east of the farm drive, comprising the farmhouse, farm steading and yard area has been zoned within the existing 2019 Perth and Kinross Local Development Plan forming part of the larger Cultybraggan Settlement Boundary. The area has been afforded "Employment Safeguarding (General)" status and may present potential for development in the longer term, subject to the necessary planning consents. Further details available via www.pkc.gov.uk

SOLICITORS

Shepherd and Wedderburn LLP
1 Exchange Crescent
Conference Square
Edinburgh
EH3 8UL
T: 0131 473 5455
E: Stuart.Greenwood@shepwedd.com

ENTRY

The date of entry will be by mutual agreement.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale. The Salmon Fishing rights are specifically excluded from the sale insofar as these rights do not form part of the Seller's title.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned. Please note there is a Management Agreement affecting Cowden Woodland and further details are available from the Selling Agents.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES OVER THE PROPERTY

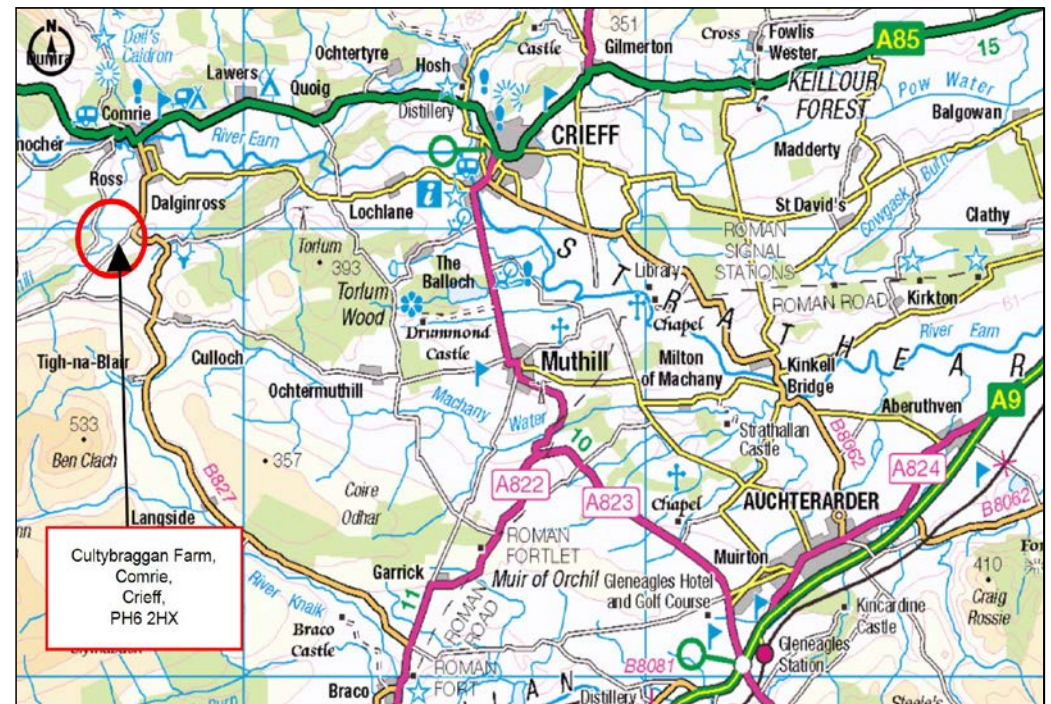
The proprietors of the property known as Ruchilside benefit from a right of pedestrian and vehicular access over the access road which leads from the public road to their property.

The proprietors of the property known as Tullichettle benefit from a right of pedestrian and vehicular access over the access road which leads from the public road to their property.

The proprietors of the adjacent Cultybraggan Camp (to the east of the farm steading) benefit from various rights of access, including in favour of the two outlying areas of ground which form part of Cultybraggan Camp and are bound but are excluded from the subject of sale. These areas are the original sewage works to the north of the farm steading and a former ammunitions store located to the north east of the farm.

The proprietors of Drumchork Wood have specific servitude rights of access for forestry purposes over the most southerly section of the property only. This section of the property lies to the south of Drumchork Wood.

There are further various specific rights in favour of neighbouring properties to run service media, water pipes and exercise drainage rights over the property as well as in relation to boundary fencing obligations. The full detail of these rights is contained in the Title Deeds to the property.





SERVITUDE RIGHTS IN FAVOUR OF THE PROPERTY

There is a right of vehicular access in favour of the property over a private road which leads to an area of land to the south of Drumchork Wood. Access is shared with the proprietors of the property known as Ben Nennie which is located to the east of enclosures 13 & 22. The property is intersected and bound by the public road in various places and, in addition, the property benefits from further servitude rights as specified in the Title Deeds.

CORE PATHS AND RIGHTS OF WAY

There are four core path routes crossing the farm. The first of these is CMR/1, which leads along the farm drive before heading north west (just prior to the farm steading) and along the banks of the Water of Ruchill. The second is CMR/2 which leads from the public road through fields to the north of West Cowden in an easterly direction to Polinard. The third is CMR/3, which leads from the public road in a westerly direction along the access to Ruchilside and then north past Ruchilside steading to the Water of Ruchill. The fourth is CMR/6, which leads north through the property from the public road to the east of Cowden Wood before following the eastern boundary of the property to Polinard. Full detail and an interactive map can be accessed on the Perth & Kinross Council website.

The property is affected by public rights of way TP160-163 and TP404 and Scottish Hill Track 124 (Callander to Comrie by Glen Artney). Full details and route maps can be provided on request. 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.

INGOING VALUATION

The purchaser(s) of Cultybraggan Farm, shall, in addition to the purchase price, be obliged to take over and pay for, at a valuation to be agreed by a mutually appointed valuer(s), with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

There will be no ingoing valuation once the current crop has been removed. 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 the 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 5% over Bank of Scotland borrowing rate.

MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie on 07500 794201 or Email: Alistair.Christie@galbraithgroup.com

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is

incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4. Closing Date. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

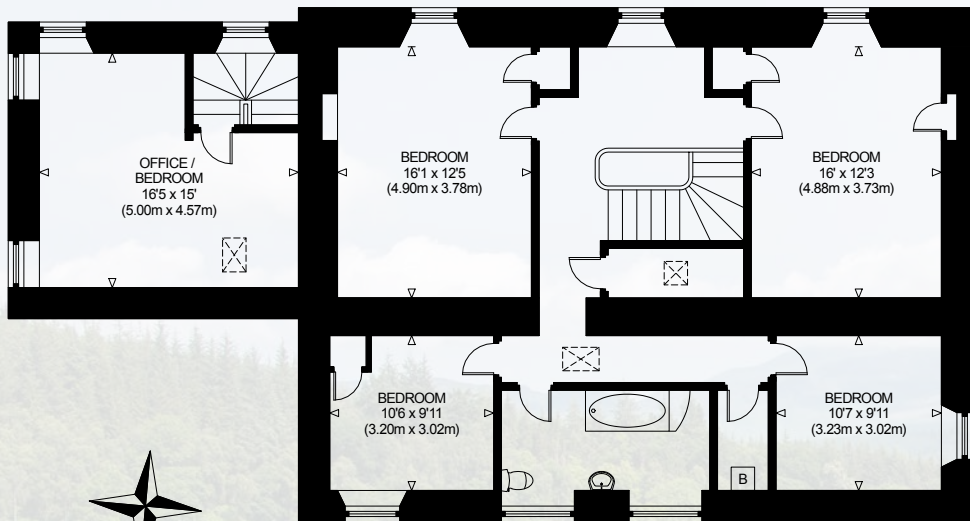
5. Offers. Formal offers in the acceptable Scottish Legal Form confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. T: 01786 434600, F: 01786 450014, E: stirling@galbraithgroup.com

6. 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.

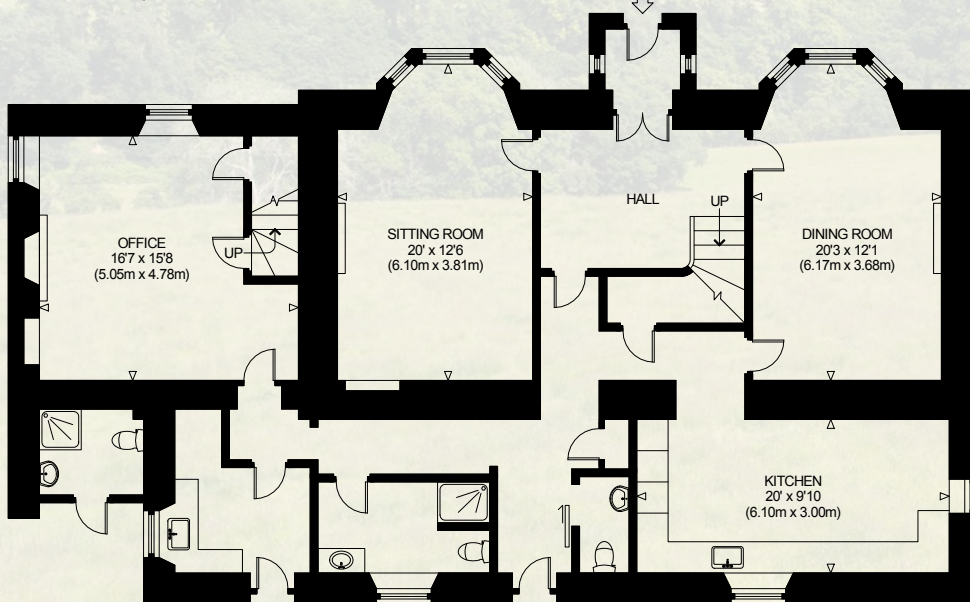
7. Photographs taken July 2021.

8. Particulars prepared February 2022.



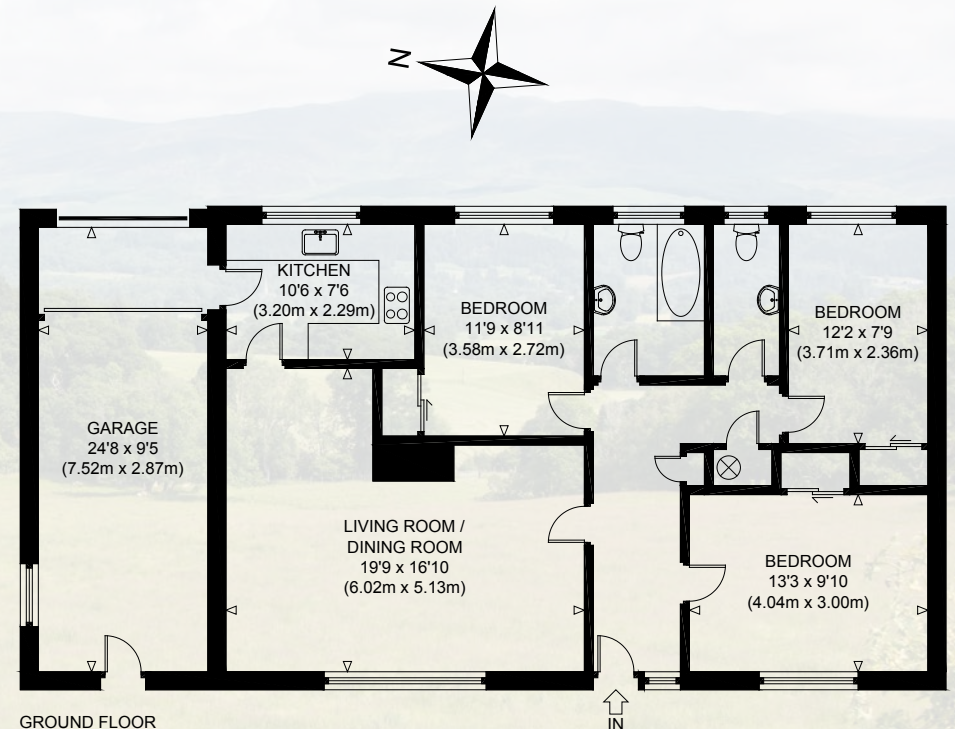


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1414 SQ FT / 131.4 SQ M



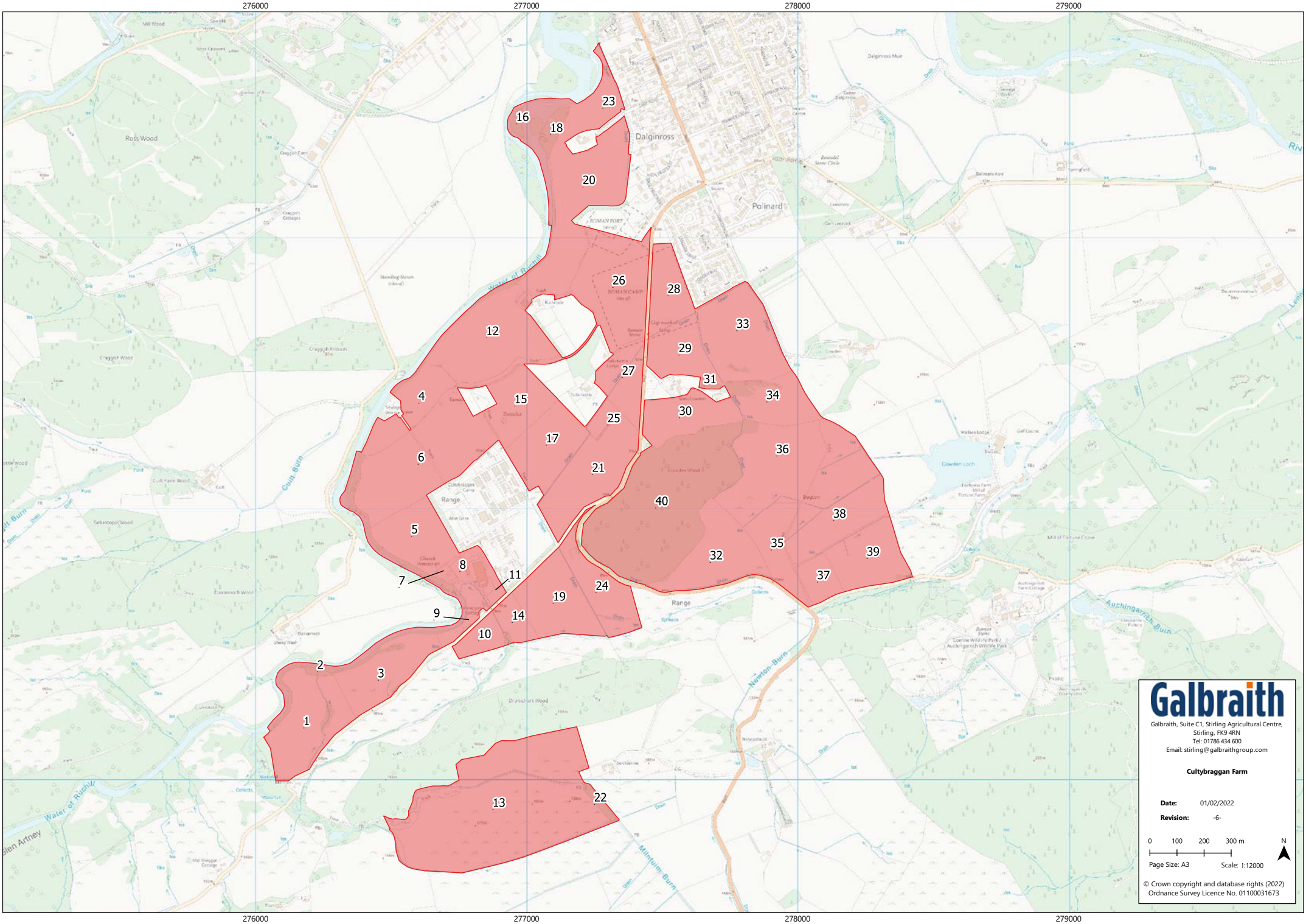
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1691 SQ FT / 157.1 SQ M

CULTYBRAGGAN FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3105 SQ FT / 288.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1225 SQ FT / 113.8 SQ M

CULTYBRAGGAN COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1225 SQ FT / 113.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Galbraith

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Cultybraggan Farm

Date: 01/02/2022
Revision: -6-

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Page Size: A3 Scale: 1:12000

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Cultybraggan Farm, Comrie, Crieff, Perthshire, PH6 2AB

Field No	(Ha)	(Acre)	Land Use 2022	BPS Region
1	7.90	19.52	PGRS	1
2	0.23	0.57	WAF	-
3	5.66	13.99	PGRS	1
4	4.26	10.52	PGRS	1
5	5.43	13.42	PGRS	1
6	12.82	31.68	PGRS	1
7	0.12	0.30	PGRS	1
8	0.39	0.96	PGRS	1
9	1.38	3.41	PGRS	1
10	1.83	4.52	PGRS	1
11	0.54	1.33	PGRS	2
12	9.88	24.41	SB	1
13	26.75	66.10	PGRS	1
14	1.77	4.37	PGRS	1
15	4.57	11.29	PGRS	1
16	0.33	0.82	Riverbank	-
17	5.75	14.21	PGRS	1
18	1.39	3.43	WAF/Riverbank	-
19	6.46	15.96	PGRS	1
20	11.51	28.44	POT/PGRS	1
21	7.84	19.37	PGRS	1
22	0.50	1.24	WAF	-
23	3.33	8.23	PGRS	1
24	4.72	11.66	PGRS	1
25	0.09	0.22	WAF	-
26	9.14	22.58	PGRS	1
27	3.68	9.09	PGRS	1
28	3.86	9.54	SB	1
29	4.28	10.58	SB	1
30	4.65	11.49	SB	1
31	0.25	0.62	SB	1
32	7.08	17.49	PGRS	1
33	8.47	20.93	SB	1
34	4.61	11.39	PGRS	1
35	4.23	10.45	PGRS	1
36	14.77	36.50	PGRS	1
37	1.97	4.87	PGRS	1
38	5.97	14.75	PGRS	1
39	5.66	13.99	PGRS	2
40	20.36	50.31	WAF	-
Misc	11.38	28.12	RYB/Riverbank/Misc	-
Total	235.81	582.68		



Galbraith