



## Land At Lumbo

Lumbo, St. Andrews, Fife, KY16 8NS

**Galbraith**

# Land at Lumbo



Productive block of agricultural land on the edge of St Andrews .  
75.54 acres (30.57 ha) of Grade 3.1 arable land 12.03 acres (4.87 ha) of mixed woodland.

Located in a productive area near St Andrews.

Potential for other uses (subject to obtaining relevant planning consents)

About 87.36 acres (35.35 hectares)

FOR SALE AS A WHOLE

**Offers Over £697,000**



# Land at Lumbo

## SITUATION

The land at Lumbo enjoys a highly sought after location on the edge of St. Andrews near Mount Melville and Lumbo in the county of Fife. The area enjoys a beautiful setting close to the coast and directly south of the ancient town of St Andrews.

## DESCRIPTION

The land is largely used for arable cropping including cereals and vegetables and is classified as Grade 3(1) land according to the James Hutton Institute. The arable land appears to be in good condition, generally free draining and comprised of brown earths soil. The land lies approximately between 48m and 67m above sea level. The arable fields at Lumbo are level to the south and gently slope to a shallow northerly aspect. The fields are of a size and shape that are well suited for modern agricultural practices. The field boundaries, where present, are a mixture of hedges and post and wire fences which are generally in good condition. The land is accessed by a minor public road to the south of the block of land, which runs between the junction with the A915 adjacent to Cairnsmill Caravan Park and Balone to the west.

To the east and west of the arable land are two areas of woodland adjacent to Lumbo Den and Cairns Den extending to approximately 12.03 acres (4.87 hectares). The compartments comprise a range of species and ages including but not limited to Silver Birch, Oak, Ash and Horse Chestnut.

The Land at Lumbo is located within the Local Landscape Area (Craigtoun, SLA-SAEF) and the St Andrews Green Belt. Given the unrestricted rights of access, location and position of the Land at Lumbo, land may appeal to potential purchasers seeking to develop the land in the future, subject to obtaining necessary consents.

The land can be classified as follows:

Land Type	Acres	Hectares
Arable	75.54	30.57
Woodland	12.03	4.87
Total	87.57	35.44

## IACS

All the farmland is registered for IACS purposes.

## NITRATE VULNERABLE ZONE (NVZ)

The land at Land at Lumbo is within the Strathmore and Fife Nitrate Vulnerable Zone.





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**CLAWBACK CLAUSE** Offers at existing use value will be conditional on the purchaser agreeing to a clawback arrangement of 33% where planning permission for residential or commercial development is granted within 30 years of the date of entry.

**AGRI-ENVIRONMENT CLIMATE SCHEME**

The are no agri-environmental scheme over the property.

**LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)**

All of the land has been designated as being within a Non-Less Favoured Area.

**MINERALS** The mineral rights are included in so far they form part of the client’s title.

**BASIC PAYMENT SCHEME (BPS) 2025**

The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

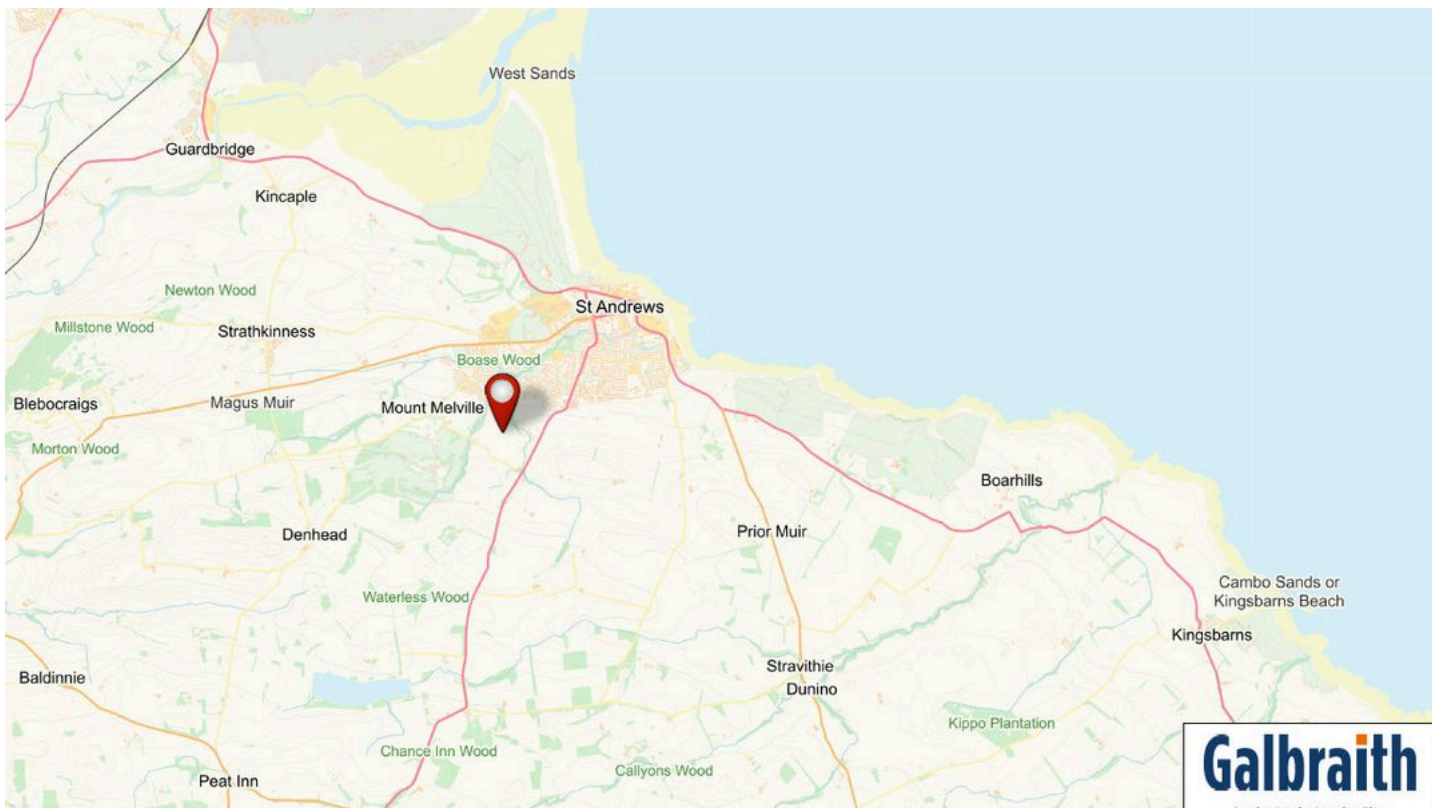
Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2025 for the remainder of the scheme year.

**TIMBER** All fallen and standing timber is included in the sale as so far as it is owned by the seller.

**GAS PIPELINE** There is a mains gas pipe running through the northern part of the land, reflected in the Title Deeds. A copy of the title is available on request.







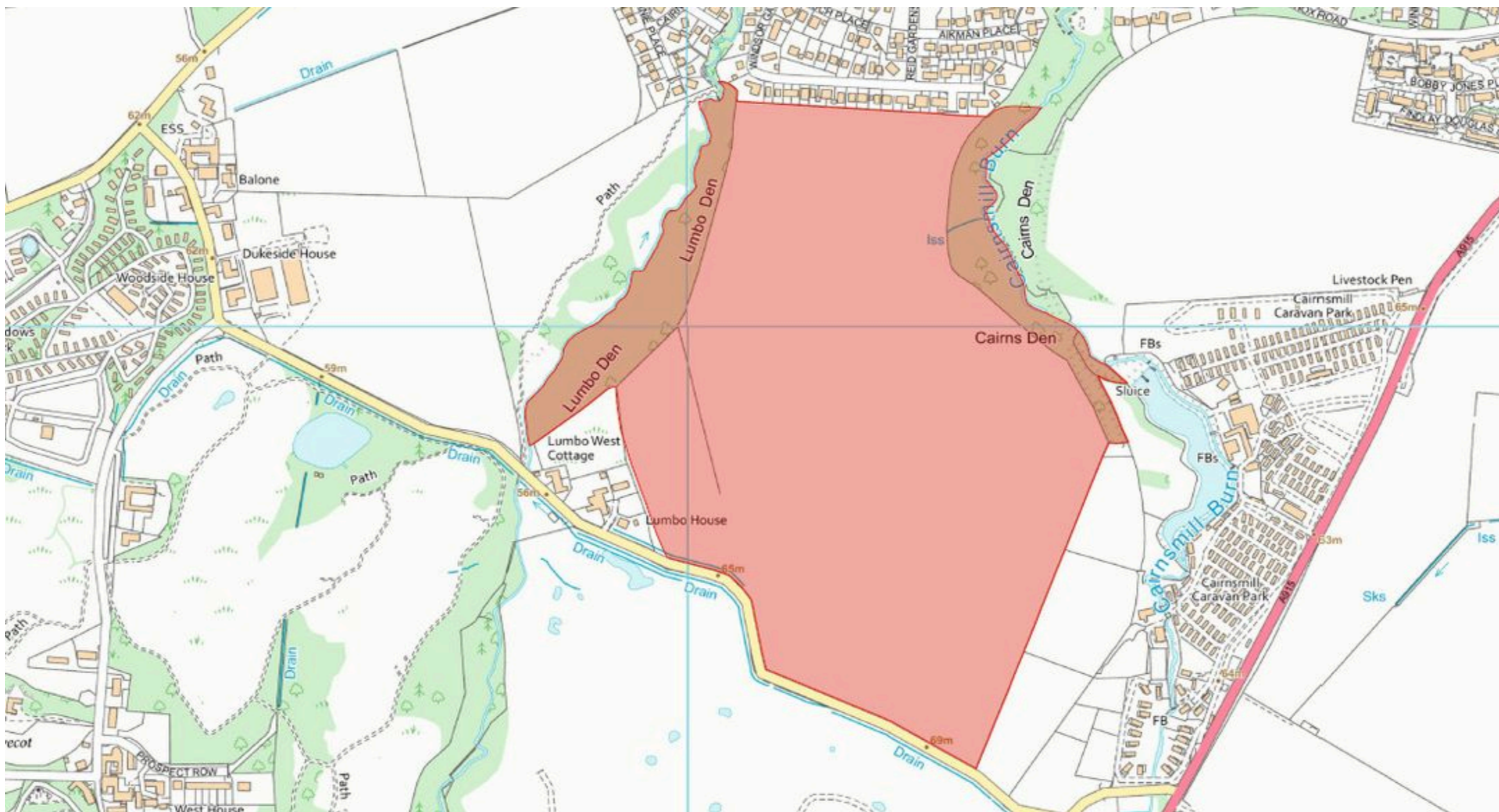
#### IMPORTANT NOTES:

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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 12/02/2025

#### 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: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.





## Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



### Tenure

Freehold

### Local Authority

Fife Council

### Council Tax

N/A

### EPC

Exempt



## Services

### Water

N/A

### Electricity

N/A

### Drainage

N/A

### Central Heating

N/A

### Internet

N/A



## Additional Information

### WAYLEAVE PAYMENT

A wayleave payment is received from Scottish Power for the electric poles which run through the land. The last payment received was £319 per annum.

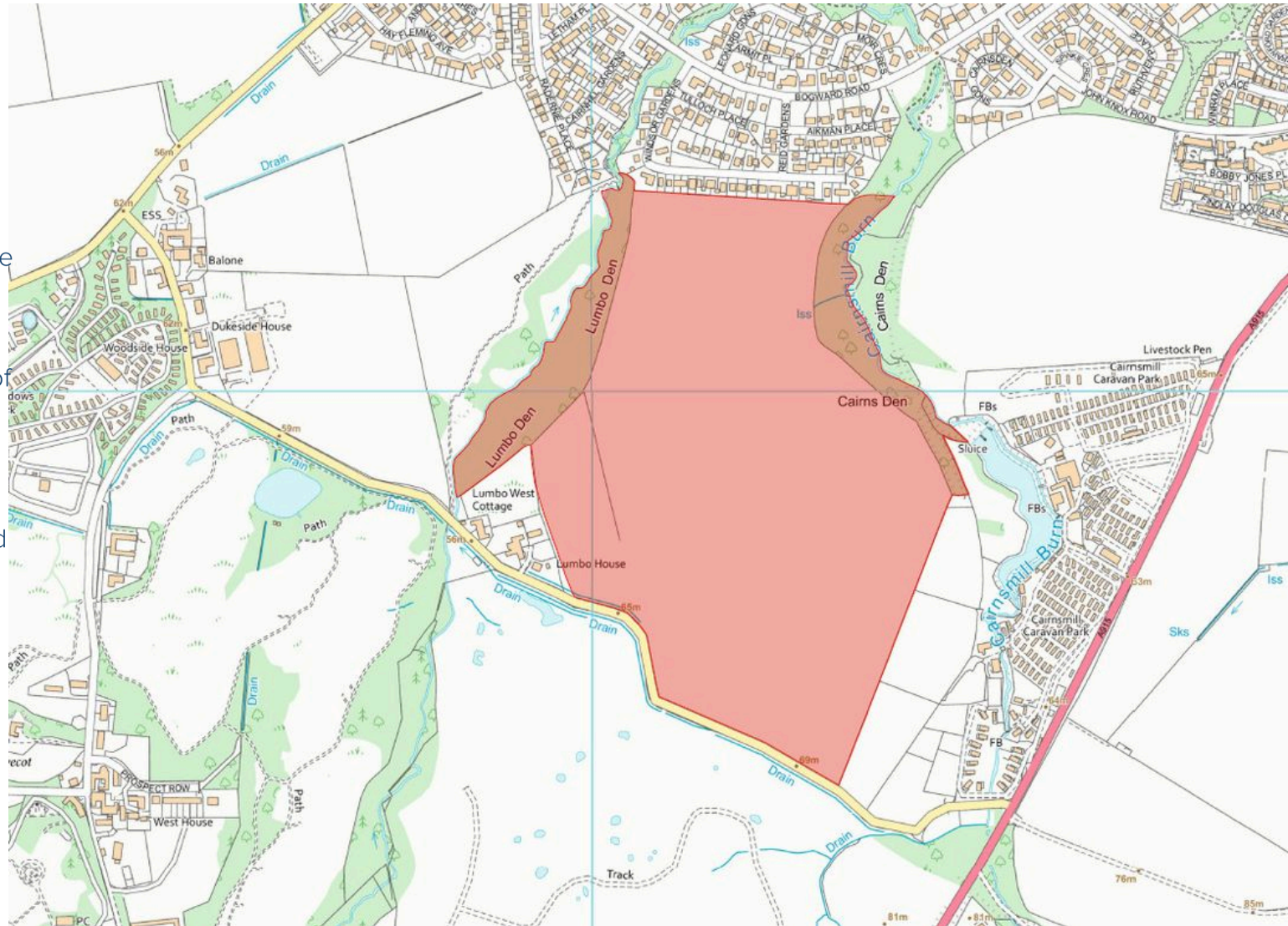


# Plans

Total Area: 87.36 acres (35.35 hectares)

## FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders 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. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in our Galbraith Stirling office on 01786 434600. Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)



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