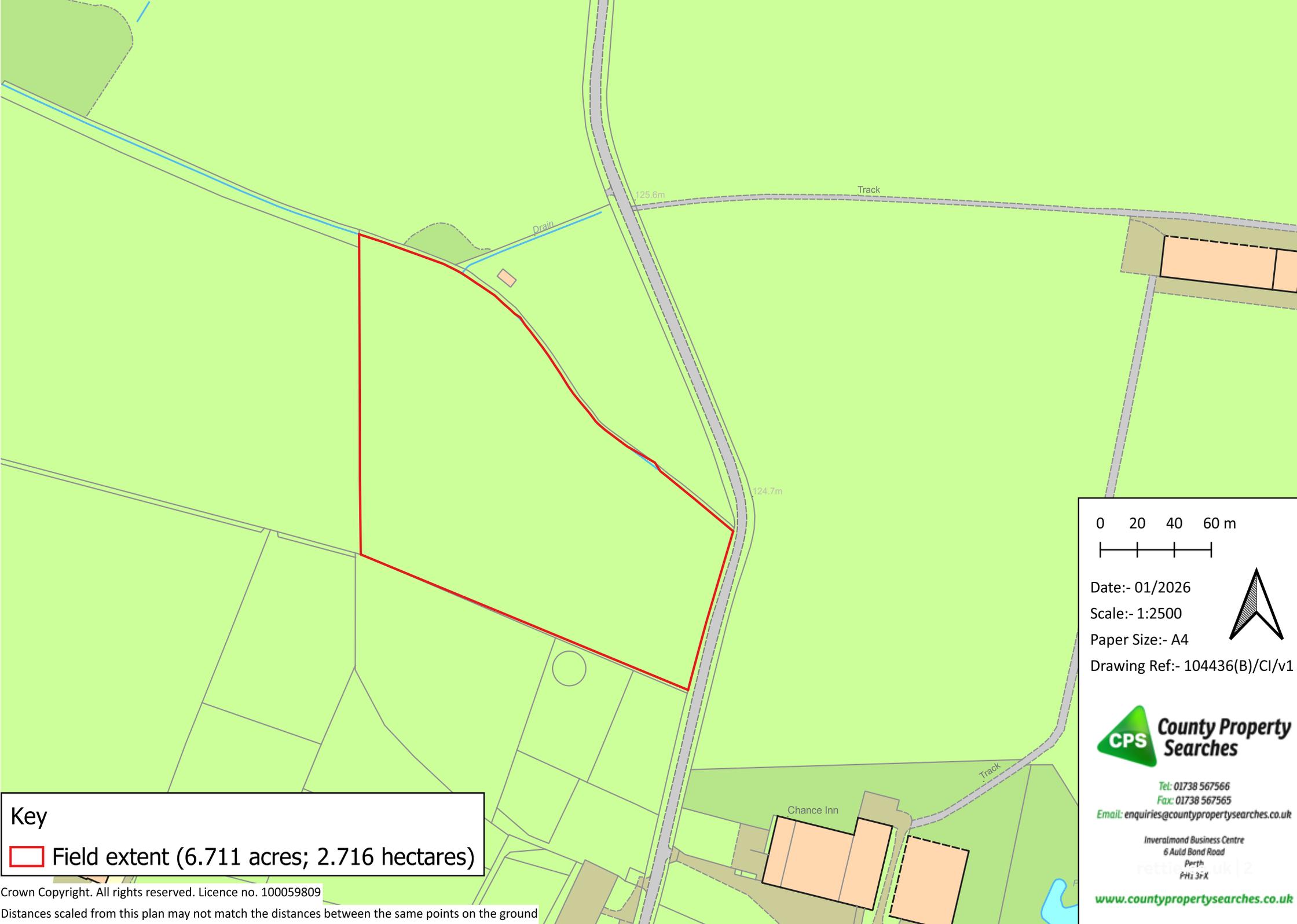




LAND AT CHANCE INN FARM

By Kinross, KY13 0LE





Key
 Field extent (6.711 acres; 2.716 hectares)

0 20 40 60 m

 Date:- 01/2026
 Scale:- 1:2500
 Paper Size:- A4
 Drawing Ref:- 104436(B)/CI/v1



CPS County Property Searches

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 Perth
 PH1 3FX

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Distances scaled from this plan may not match the distances between the same points on the ground

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About 6.7 acres of good arable/grazing land within 5 minutes' drive of Central Kinross.

Offering a range of opportunities

Convenient access direct from minor public road.

Situation

The farmland is situated a short distance to the south of the county town of Kinross.

Kinross has a good range of retail and general facilities including several agricultural suppliers and contractors.

The nearby M90 provides swift access north towards Perth and south towards Dunfermline and Edinburgh. The A977 heads west from Kinross to the Clackmannanshire and Kincardine Bridges.

General Description

The farmland extends to about 6.7 acres and mostly has modest gradients at about 125m above mean sea level. The farmland is largely classified Grade 3.1 showing a suitability and capability to grow a wide range of cereal and other crops. There is a modest amount classified Grade 3.2 in the southwestern corner where there are some wetness limitations. The field is largely fenced with a burn flowing along the northern boundary. In recent years the farmland has been in a cereal rotation.

The land offers opportunity for equestrian use or hobby farming or market gardening, or possibly further alternative uses, subject to planning consent.

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



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GENERAL REMARKS AND INFORMATION

Viewing

Viewing can be carried out at any time if in possession of a copy of the sales particulars.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY13 0LE.

Directions

From the M90 at Kinross head into the town and then head southwards out of the town. Take the first right signposted and the field lies on your right after about half a mile. A saleboard will be in evidence.

Entry & Possession

Entry and vacant possession will be by mutual agreement.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

SGRPID

Scottish Rural Payments and Inspections Directorate, Strathearn House, Lamberkin Drive, Broxden Business Park, Perth, PH1 1RX; Tel: 01738 602 000.

Basic Payment Entitlements

No Basic Payment Entitlements are included in the sale.

Solicitors

Thorntons Law LLP, Edinburgh, EH12 5HD.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

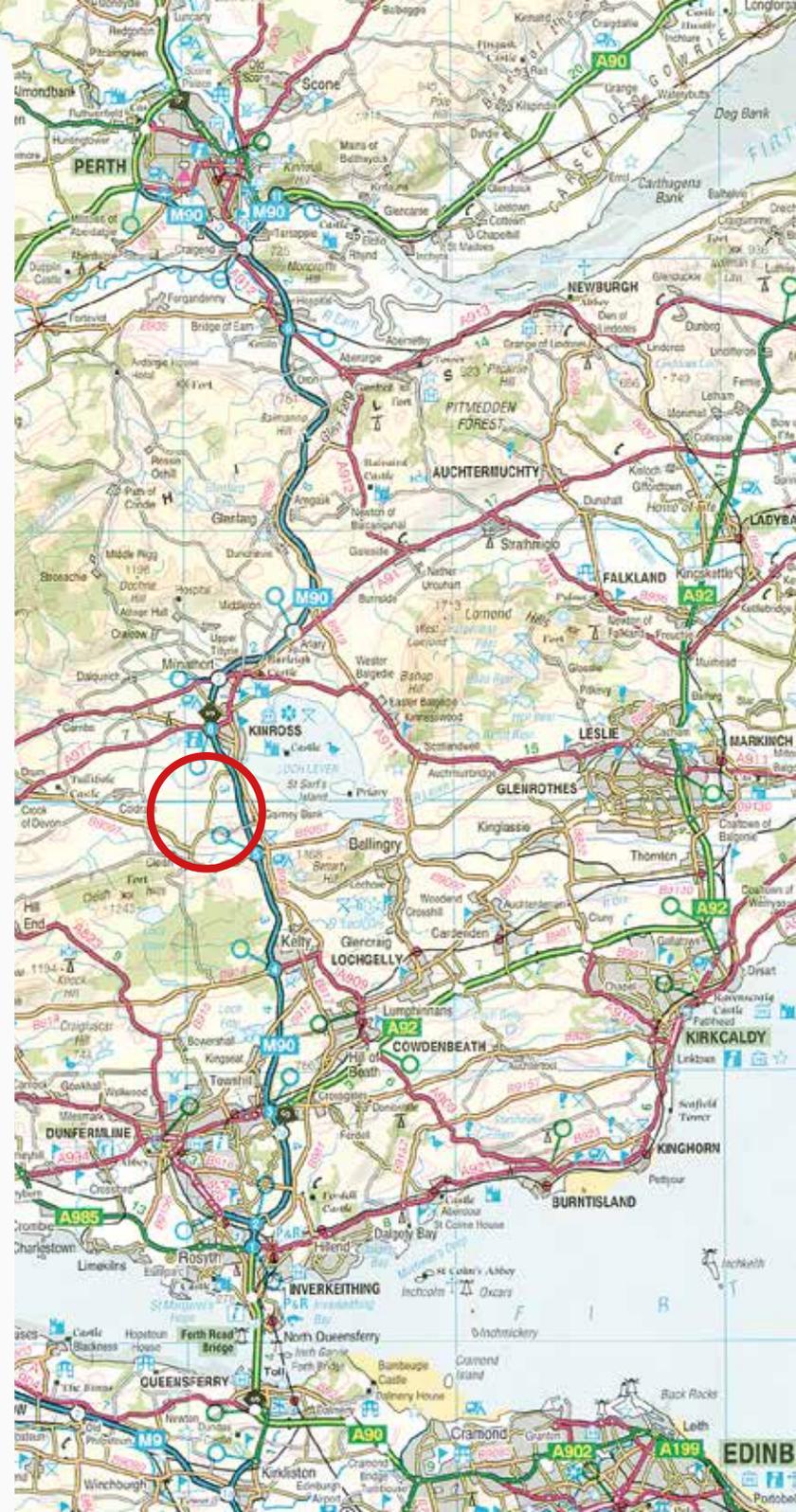
Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





**Proof and Source of Funds/
Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/ funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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