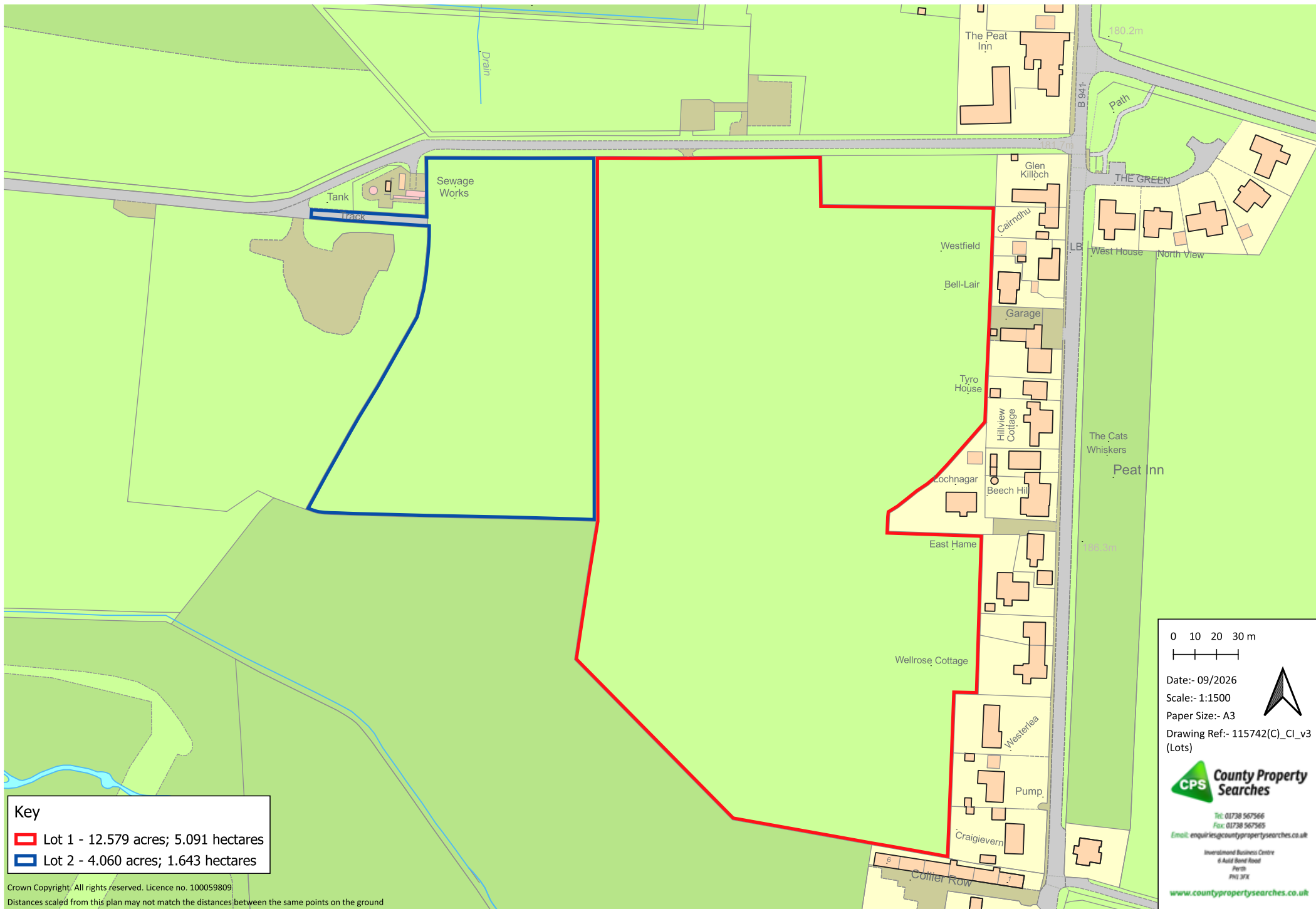




LAND AT LARENNIE FARM
PEAT INN, FIFE KY15 5LH





Key

▬ Lot 1 - 12.579 acres; 5.091 hectares

▬ Lot 2 - 4.060 acres; 1.643 hectares

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

0 10 20 30 m

Date:- 09/2026
Scale:- 1:1500
Paper Size:- A3
Drawing Ref:- 115742(C)_CI_v3
(Lots)

CPS County Property Searches

Tel: 01738 567566
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Email: enquiries@countypropertysearches.co.uk

Unversland Business Centre
6 Auld Bond Road
Perth
PH1 3PX

www.countypropertysearches.co.uk

LAND AT LARENNIE FARM

Peat Inn, Fife, KY15 5LH

About 16.64 acres of good arable land adjoining and to the west of the village of Peat Inn.

- Available in 2 lots of about 12.58 and 4.06 acres
- Offering a range of agricultural and diversification opportunities
- Possible medium to long-term residential development opportunity – subject to planning consent
- Convenient access direct from farm road

Situation

The farmlands adjoin the western village boundary of Peat Inn just over six miles from Cupar and seven miles from St Andrews. Peat Inn is close to the Bankhead Moss Nature Reserve, a haven for wildlife and birds and is also famous worldwide for its Michelin-starred restaurant The Peat Inn. The highly desirable market town of Cupar, just a ten-minute drive provides a wealth of retail, dining, and leisure amenities. A mere fifteen-minute drive away, the ancient university town of St Andrews globally renowned as 'The Home of Golf' has an array of bars, restaurants, and shops and will play host to the Open Championship in July 2027. For an even greater choice of cultural and visitor attractions, vibrant Dundee, home to the V&A and the revitalized waterfront with the famous RRS Discovery is close by. Edinburgh is approximately 80 minutes to the south. The characterful fishing villages and beautiful beaches that make up this scenic part of Scotland including Anstruther, St Monans, Crail, Elie and Pittenweem are all easily accessible.

The area boasts various visitor attractions including Bankhead Moss Nature Reserve and The Scottish Deer Centre along with National Trust for Scotland properties such as Hill of Tarvit House, Kellie Castle, and Falkland Palace. Ceres Primary School is nearby, and it is within the catchment for Madras College in St Andrews. Cupar has a train station and Edinburgh International Airport is an hour away by car.

General Description

The farmlands have recently been in an arable rotation. They are situated to the west and partly adjoining the village of Peat Inn and may therefore offer both development and diversification opportunities. Neighbouring landowners have developed both a rare breeds sanctuary and a plant nursery.



The land is situated at about 175-185m above mean sea level and is classified Grade 3.2 by the James Hutton Institute.

The land has been lotted into 2 lots to offer maximum opportunity and flexibility for purchasers.

The village sewage works lie to the west of Lot 2. There is an area of impeded drainage in the southern part of Lot 1.

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 KY15 5LH.

Entry & Possession

Entry and vacant possession will be by mutual agreement.

Fencing

The mutual boundary between Lots 1 and 2 is unfenced currently. The purchaser/s will be responsible for erecting a fence. The undefined boundary is currently staked out.

SGRPID

Scottish Rural Payments and Inspections Directorate, Strathearn House, Lamberkine 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 and LinkedIn.

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.

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.



Anti-Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy and Coadjute's Data Security Statement.

RETTIE

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