



Land at Rameldry

Kingskettle, Cupar, Fife

A block of productive arable and pastureland extending to approximately 125 acres, well suited for a range of purposes and located in a popular farming area in central Fife

Land at Rameldry, Kingskettle, Cupar, Fife

Glenrothes 7 miles, Cupar 7.5 miles, Edinburgh 40 miles

Features:

Bare land comprising quality arable land and pastureland

Irrigation pond

Good access from the public road

About 125 acres (50.48 ha) in total

For sale as a whole



Situation

The land is located a short distance from the village of Kettlebridge in central Fife, approximately halfway between the towns of Glenrothes and Cupar, nestled within rolling countryside and fertile soils in an area renowned for its agricultural productivity. Once the county town of Fife, Cupar (7.5 miles) is a charming and historic town situated in the Howe of Fife. The market town provides an extensive range of shops, supermarkets, entertainment, culture, education, professional services, and health facilities. Glenrothes (7 miles), Scotland’s first new town, is central to the region and is well connected to other major Scottish cities.

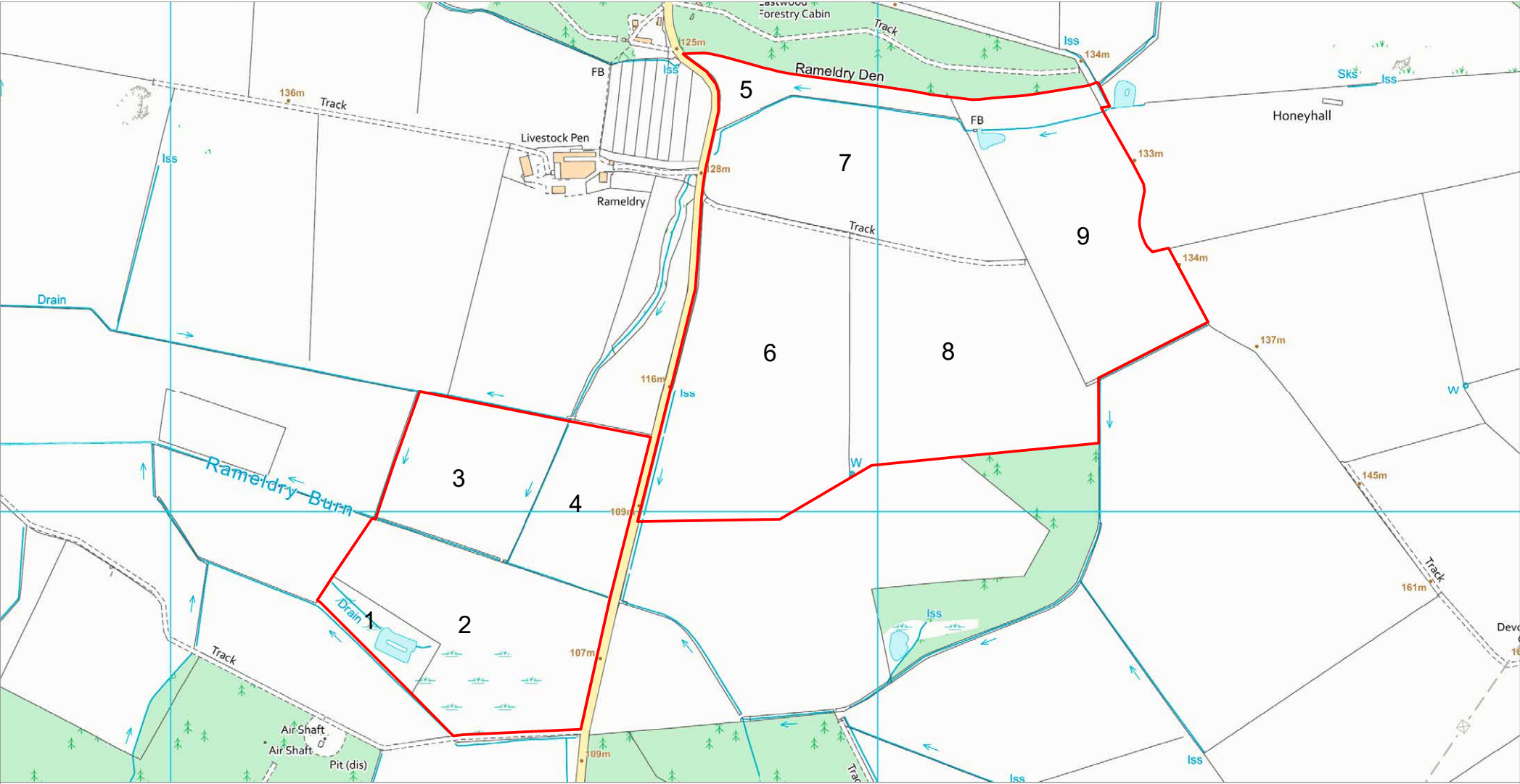
The property

The land extends to approximately 125 acres (50.48 hectares) in total and comprises 9 field enclosures, 5 of which are utilised for arable cropping with the remainder in grass. Grass fields are fenced and have access to water. The land rises from 105 to 135 metres above sea level and is predominantly classified as grade 3.1 by the James Hutton Institute with a small area of grade 4.2 land to the south-western boundary.

In terms of cropping history, please see the adjacent summary of the last three years cropping:

Field No.	2023	2024	2025
1	Pasture	Pasture	Pasture
2	Pasture	Pasture	Pasture
3	Pasture	Pasture	Pasture
4	Spring Barley	Potatoes	Forage Rye Seed
5	Pasture	Pasture	Pasture
6	TBC	TBC	Spring Barley
7	Spring Beans	Winter Oats	Spring Barley
8	Spring Barley	Spring Oats	Spring Barley
9	Spring Barley	Spring Oats	Potatoes

The land is easily accessed from the public road that bisects the property and from field to field. Watering and irrigation are available to a number of fields from a network of ditches and ponds.



Land at Rameldry

Total Area (50.72 ha / 125.34 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Z25808-01 | Date 16.07.25





General

Directions

From Glenrothes head north on the A92 towards Dundee and St Andrews and turn right at the New Inn Roundabout onto the A914 heading for Cupar and St Andrews. After one mile turn right following signs for Star and Kennoway and stay on this road for a further 2 miles passing through commercial forestry on both sides of the road. Turn left at the forked junction signposted Kingskettle and Burnturk and continue down to the Rameldry Burn and the land is located on both sides of the public road.

Local Authority

Fife Council, Fife House, North Street, Glenrothes KY7 5LT

Basic Payment Scheme

These are not included in the sale.

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchasers will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

Timber, Mineral and Sporting Rights

The timber, mineral and sporting rights are included in the sale, insofar as they are owned.

Entry and Possession

The date of entry will be by mutual agreement between the purchaser(s) and the sellers.

Viewing

Viewing appointments to be arranged through the selling agents, Strutt & Parker (0131 226 2500).

Asking Price

Offers over £895,000.

Offers

A closing date for offers may be fixed and prospective purchasers are asked to note their interest formally to the selling agents. The sellers reserve the right to

conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale. Offers should be submitted in Scottish legal form to the selling agents.

**Financial Guarantee/
Anti Money Laundering**

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or alternative form of reference from a bank which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

In addition, the offerer must supply certified copies of his/her

passport and confirmation of residence in terms acceptable under AML legislation.

Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE

Health and Safety

We ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Plans, Areas and Schedules

These are indicative only and should not be relied upon without clarification from Registers of Scotland. All measurements are approximate.

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Over 50 offices across England and Scotland,
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