



FOR SALE

HOUSE PLOT & LAND, HUMBLE FARM

KIRKLISTON, EDINBURGH

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



CGI of Proposed House

HOUSE PLOT & LAND, HUMBLE FARM

KIRKLISTON, EDINBURGH

Kirkliston – 1.5 miles, Queensferry Crossing – 3.6 miles, Edinburgh – 11 miles
(all distances approximate)

A unique opportunity to purchase a standalone house plot positioned in just over 100 acres of prime arable land on the outskirts of Edinburgh.

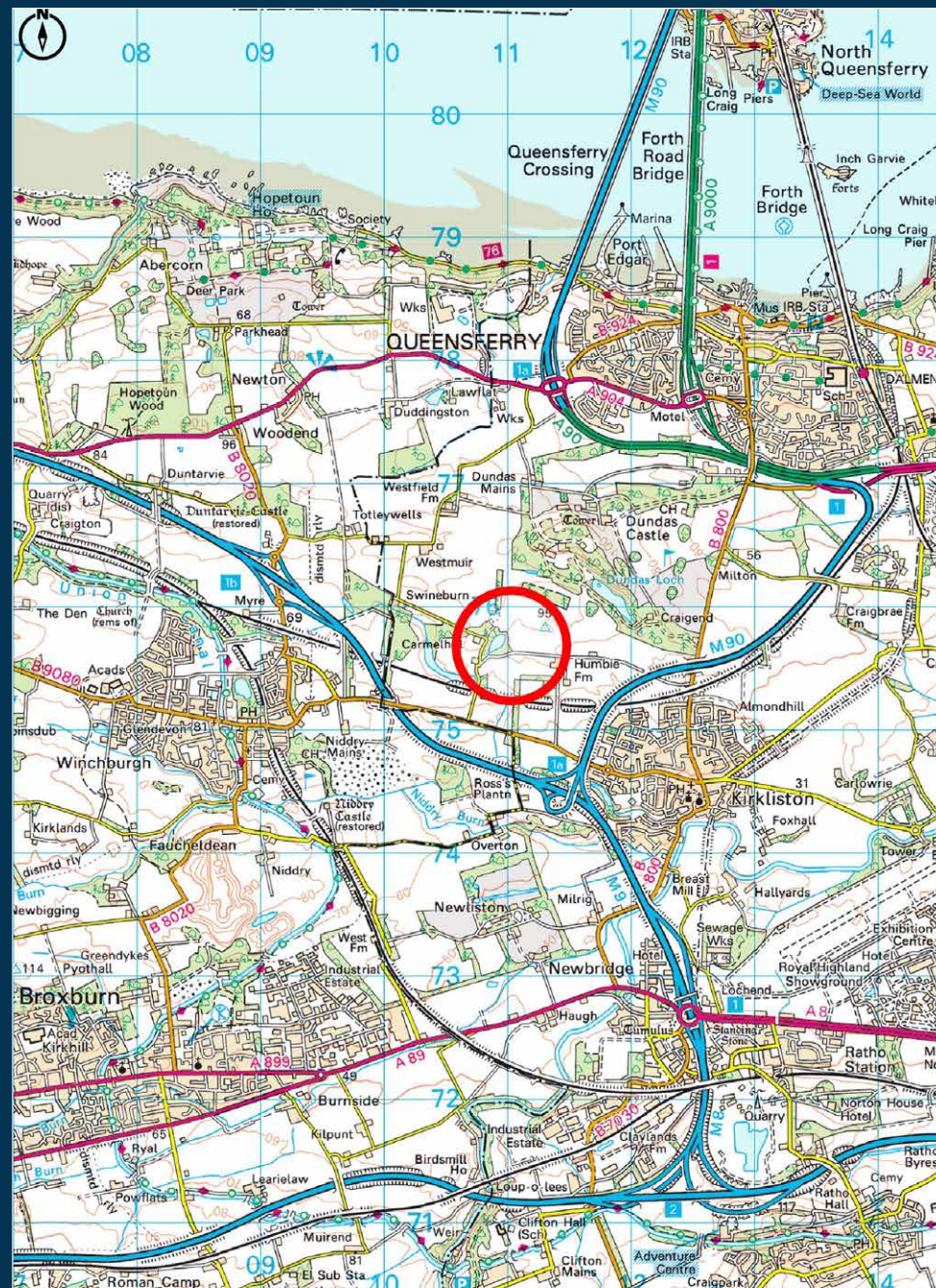
- Site with full planning permission for a stylish, south facing, three bedroom farm house with far reaching views.
- Fertile and productive land capable of growing a variety of crops.
- Scope for equestrian or other diversified uses (subject to obtaining planning permission).
 - Excellent access links to Central Scotland.
 - Fantastic investment opportunity.

APPROXIMATELY 41.13 HECTARES (101.63 ACRES) IN TOTAL

**FOR SALE BY PRIVATE TREATY WITH VACANT
POSSESSION AS A WHOLE**

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Location Plan – Not to Scale

SITUATION

While enjoying a private rural setting, the house plot and land at Humble Farm has excellent transport links and is within close proximity to Edinburgh City centre (11 miles). Kirkliston is just 1.5 miles distant and offers a good range of local amenities. The M9 motorway passes immediately to the south-west of the village providing excellent road links to the north and south. Edinburgh Airport is just over a mile away whilst the Queensferry Crossing is approximately 3.6 miles distant.

DESCRIPTION

The sale of the land at Humble provides an exciting opportunity to purchase a standalone house plot and a productive block of land ideal for a small farming business or as a bolt on to a larger farming unit. Equally the property presents itself as a unique opportunity to create an equestrian unit or diversified business venture (subject to obtaining the necessary planning permissions). The land extends to 41.13 hectares (101.63 acres) in total and includes 40.17 hectares (99.26 acres) of arable land. Rarely does such an accessible, ring fenced block of land become available and particularly with a standalone house plot at the heart of the holding.

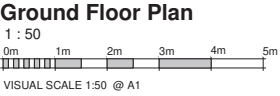
HOUSE PLOT

Planning permission was obtained on 8th October 2024 (Ref: 21/05218/FUL) for the erection of a 3 bedroom farmhouse subject to a number of conditions and completion of a Section 75 Legal Agreement as amended by a subsequent planning application Ref: 25/01479/OBL and Scottish Government Appeal Ref: POA-230-2020. Full copies of the planning documents can be obtained on the Edinburgh City Council planning portal. It is noted that the house is subject to an occupancy restriction which requires that the person(s) residing in the house along with any dependants must be employed or previously employed in Agriculture. Further details available from the Selling Agents upon request.

The house site extends to 0.33 hectares (0.82 acres) and is located to the north west of field 3 as shown within the accompanying sale plan. This elevated position allows for fantastic views to the south across surrounding farmland. The site is private and is easily accessible from the farm road to the north. This is a truly exceptional opportunity and the proposed plans have been thoughtfully designed, utilising materials that complement the natural environment. The layout has been specifically crafted to accommodate modern living while maximising the available space and taking full advantage of the south facing views.

Proposed accommodation is conveniently arranged on one level, with details as follows: Entrance vestibule; cloakroom; kitchen/dining room; utility room; lounge; study; master bedroom with en-suite; family bathroom with; two double bedrooms.





Proposed House Plans - Not to Scale

THE LAND

The land comprises three large arable fields and a small block of woodland. The arable land has all been well farmed and every field is accessed directly from the adjacent public road. The land rises from 76m to 95 above sea level and is all classified by the Land capability for agriculture as Grade 3.1/3.2: Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range of crops. Short grass leys are common. Soils across the land are of the Ashgrove Association and comprise noncalcareous gleys typical of the area. It is noted that the Sellers would be willing to contract farm the arable land should this be of interest to the Purchaser.

A summary of the land areas is provided as follows:

Schedule of Areas			
No	Description	Area (Ha)	Area (Acres)
1	Arable	16.27	40.20
2	Arable	16.69	41.24
3	Arable	7.21	17.82
4	Woodland	0.63	1.56
5	House Site	0.33	0.82
Total		41.13	101.63

Summary	Area (Ha)	Area (Acres)
Arable	40.17	99.26
Woodland & House Site	0.96	2.37
Total	41.13	101.63

BASIC PAYMENT SCHEME

The land is registered for IACS purposes. The Basic Payment Scheme Entitlements are not included in the sale but may be available to purchase by separate negotiation at market value. The 2026 payment will be retained by the Sellers.

ACCESS

Please note that access to the land and house plot is from the west side only.

ENVIRONMENTAL DESIGNATIONS

There are no known environmental designations.

SPORTING RIGHTS & MINERAL RIGHTS

The sporting and mineral rights are included insofar as they are owned.

THIRD PARTY RIGHTS & 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 as satisfied themselves in respect thereof.

OVERAGE AGREEMENTS

Fields 1 and 2 are subject to an Overage Agreement that continues until March 2049. The overage payment is 50% of the increase in value of all or part of the property following grant of a residential planning permission. Copies of the Overage Agreements and the variations can be exhibited to prospective purchasers on request.

LOCAL AUTHORITIES

The City of Edinburgh Council
Waverley Court
4 E Market Street
Edinburgh
EH8 8BG

Tel: 0131 469 3033

SGRPID

Cotgreen Road
Tweedbank
Galashiels
TD1 3SQ



VIEWING

Strictly by appointment with FBR Seed Ltd. Given the potential hazards of a working farm, we request you take care when viewing the property.

DIRECTIONS

For directions please use postcode EH29 9EG or What3words: ///rigid.usage.essential

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale as a whole with Vacant Possession by Private Treaty. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

ENTRY AND POSSESSION

Entry will be by mutual agreement.

LOTING

It is intended to offer the property for sale as a whole. Subdivision may be considered and any enquiries in this regard should be made with the Selling Agents.

DISCLOSURE

Please note that an employee of FBR Seed Ltd is a beneficial owner of the land offered for sale.

OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agents FBRSeed. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

OVERSEAS PURCHASERS

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

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) ID; or b) 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.

AMC PLC FINANCE

FBRSeed 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. For further details and to discuss any proposals in confidence please contact our Kelso or Haddington office.

BOUNDARY WALLS & FENCES

Insofar as is known, all boundary maintenance liabilities are shared equally with the adjoining owners.

STATUTORY DESIGNATIONS

The land is all outwith a Nitrate Vulnerable Zone (NVZ).

GENERAL CONDITIONS

a) Deposit - On conclusion of missives, a non-refundable deposit of 10% will be paid by the Purchasers to the Seller's Solicitors with the balance of the purchase price being paid on completion.

b) Ingoing - The purchaser(s) of the subject land, in addition to the purchase price, will be obliged to take over and pay for a valuation to be agreed between two valuers (one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following (where applicable);

- All growing crops and other produce at market value.
- All cultivations carried out in preparation for the 2027 crop valued on a labour and machinery basis.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in August 2026.



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