



NEW FARM

BEATTOCK, MOFFAT, DUMFRIES & GALLOWAY



**Crown Estate
Scotland**
Oighreachd a' Chrùin Alba



TO LET ON A MODERN LIMITED DURATION TENANCY (MLDT), AN EQUIPPED LIVESTOCK FARM EXTENDING TO 242 ACRES

NEW FARM, BEATTOCK, MOFFAT, DUMFRIES & GALLOWAY, DG10 9PW

- ◆ Equipped farm extending to 242 acres
- ◆ Additional 83 acres suitable for planting by agreement
- ◆ Large 3 bedroom farmhouse
- ◆ Range of traditional and modern buildings
- ◆ Excellent access to M74

New Farm, on Crown Estate Scotland's Applegirth Estate, is available to let with entry for the successful applicant upon conclusion of the formal tender process. The Farm extends to 98 ha (242 acres) and will be let on a 10 Year Modern Limited Duration Tenancy (MLDT).

Crown Estate Scotland are keen to invite submissions from a wide range of backgrounds, but in particular from applicants who, if they applied, would meet the qualifying criteria as a 'young and/or new entrant' into farming.

Crown Estate Scotland manages the rural estate for the long term, with a firm commitment to sustainability and to creating and nurturing partnerships with their tenants. Crown Estate Scotland's rural estate is one of the largest in the UK, and includes agricultural land, together with forestry and minerals, residential and commercial property.

Offers will be considered for the farm as a whole. Applicants should make a clear statement on their future management of the unit, including reference to proposals for non-agricultural diversification as well as environmental opportunities, such as renewable energy, conservation, or other business developments.

New Farm, land and buildings

New Farm extends to approximately 98.28 hectares of mowing/grazing land (242.86 acres) – shown outlined in red and coloured pink on the plan.

Woodland element – Crown Estate Scotland intend to develop land shown in green extending to 33.91 hectares (83.79 acres) as woodland. If applicants intend to include this land as part of their tender consideration will be given to the applicants proposals (see figure 1).

Farmhouse

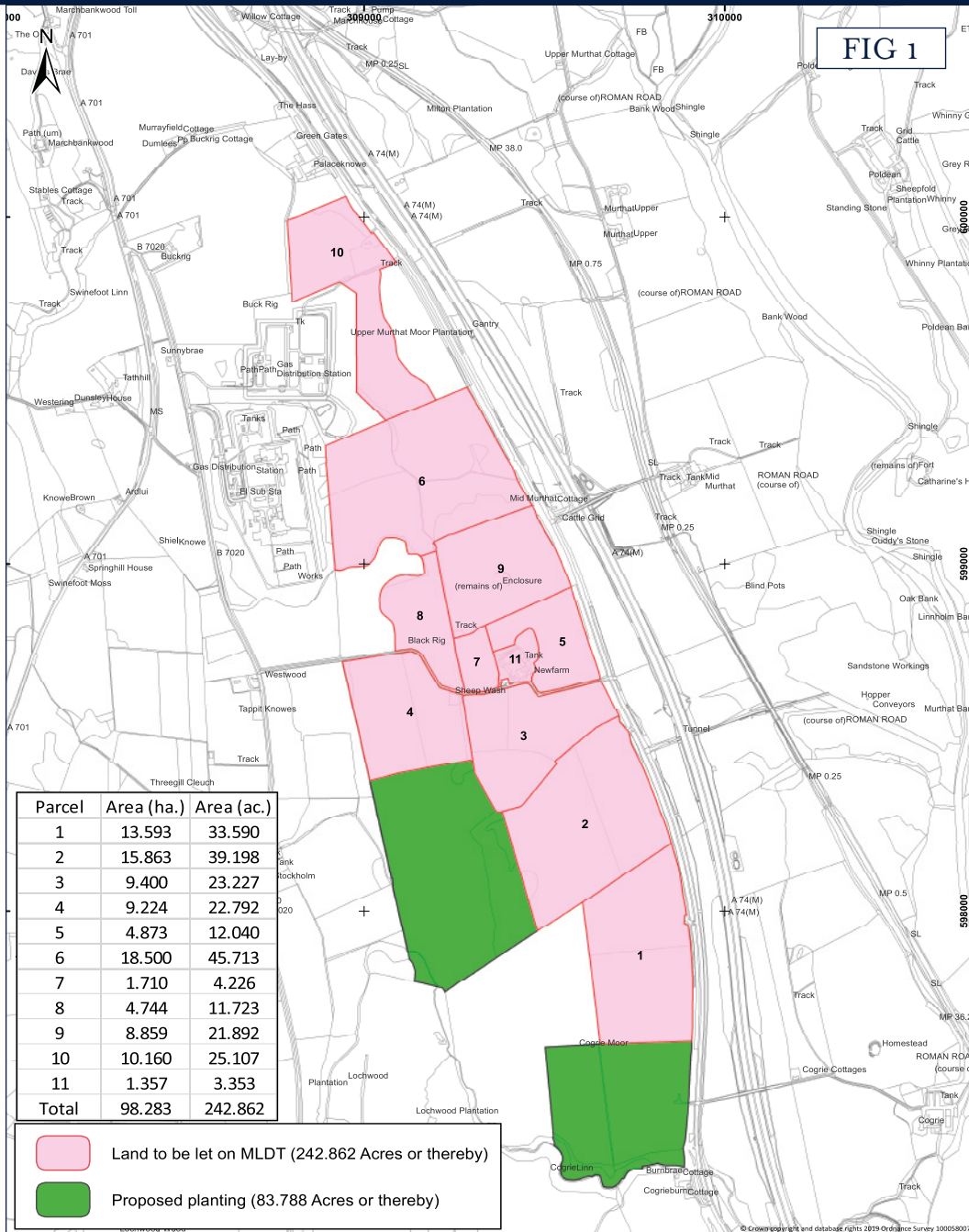
A detached 2 storey dwelling with harled elevations under a slate roof. The accommodation comprises kitchen with oil fired Raeburn, 2 living rooms, cloakroom rear utility area, downstairs bathroom and front porch. On the first floor there are three bedrooms and a bathroom.

Farm Buildings

New Farm benefits from a range of modern agricultural buildings situated to the centre of the holding (see figure 2).

Building 1 – Courtyard range, stone under slate. 19m x 5m.

Building 2 – Courtyard range, stone under slate. 28m x 5m



THIS IS THE PLAN REFERRED TO IN THE FOREGOING MLDT DATED



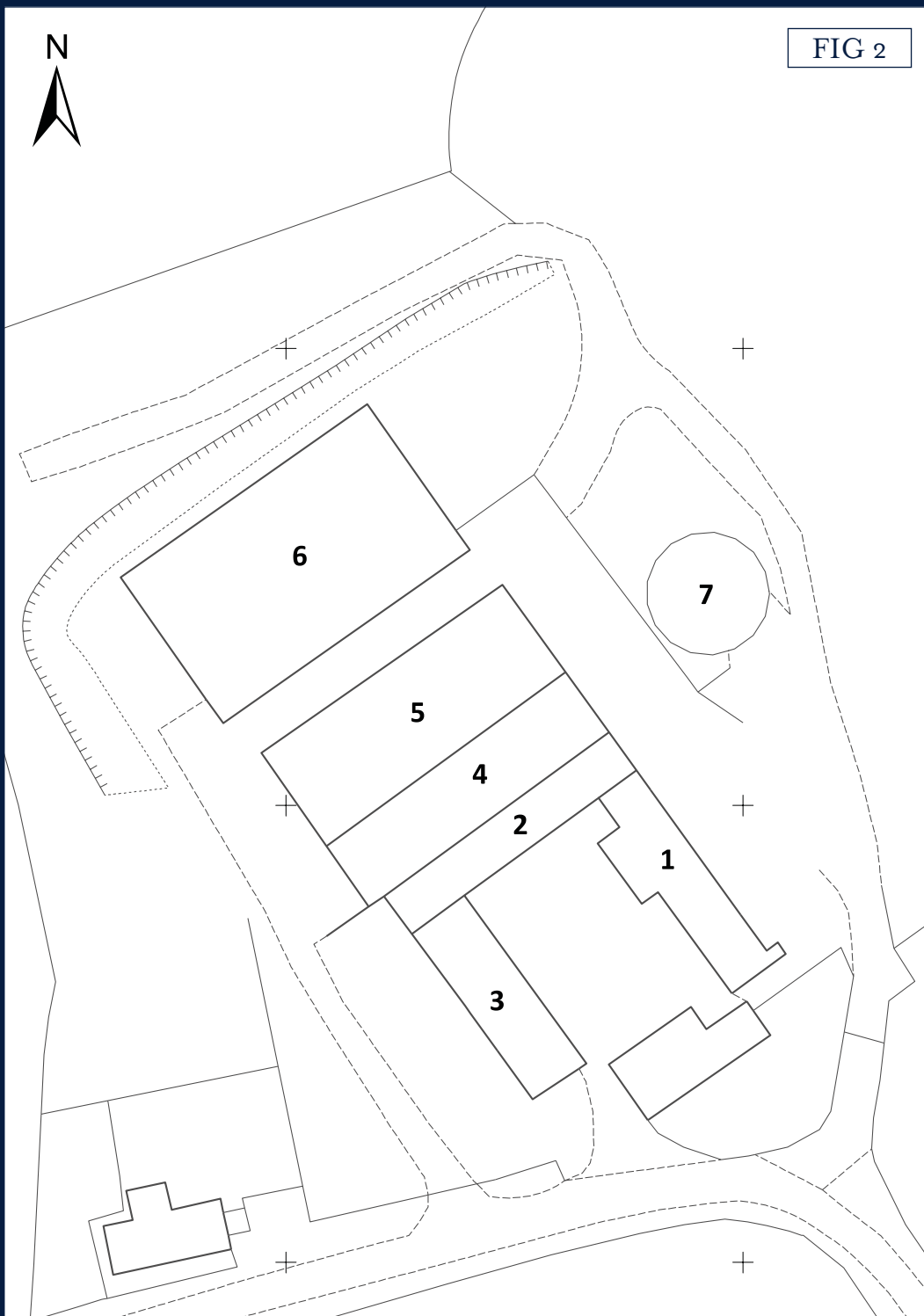
Crown Estate Scotland
6 Bell's Brae
Edinburgh
EH4 3BJ

Scale: 1:10,000 @A3
Date: 04/06/2019
Author: david.vinten
Reference: 0011546

Coordinate System: British National Grid
Datum: OSGB 1936
0 125 250 500 M



FIG 2



Building 3 – Courtyard range, stone under slate. 21m x 6m

Building 4 – General purpose 7 bay steel portal frame (1997) with part concrete and part earth floor. 31m x 7m

Building 5 – General purpose 7 bay steel portal frame under fibre cement roof with concrete block walling. The building is split in two; part cattle court with earth floor and part cubicles with concrete floor. 31m x 11m

Building 6 – General purpose 6 bay steel portal frame (2000) under concrete fibre cement roof and partly clad with ventilated tin. 31m x 18m

Building 7 – Slurry store, 2 ring permastore (see figure 2).

General Information Services

Mains water supply to New Farm House, fields and buildings. Single phase electricity. Private drainage.

Repairs and Improvements

Contractors have been instructed to undertake a programme of repairs and improvement as part of the proposed letting which includes the following:

- ◆ The renovation of the farmhouse to include reroofing the southern elevation, internal plaster and joinery work, full external redecoration and upgrades to ensure the property is fully compliant with the repairing standards.
- ◆ The courtyard range roofs are to be fully re-roofed in a combination of slate and fibre cement.
- ◆ Fencing – new fencing boundaries are to be erected to split the farm into 10 field enclosures.

Further details are available on request from Savills.

Local Authority

Dumfries & Galloway Council, English Street, Dumfries, DG1 2DD.

Rural Payments Local office

Scottish Government, Agriculture and Rural Economy, 161 Brooms Road, Dumfries, DG1 3ES.

Grants, Subsidies & Quotas

The farm is being let without the benefit of Basic Payment Entitlements.

Conditions of Let

The successful applicant will be required to enter into a Modern Limited Duration Tenancy for a 10 year period, commencing on a date to be agreed by negotiation, with entry available to the holding for the successful applicant as soon as possible.

Beyond the initial 10 year period there is no guarantee that the tenancy shall be continued, however, subject to satisfactory performance, there is the possibility of extending the tenancy.

The lease will be, in every respect, in the terms of the drafts of such documents which can be obtained, on request, from Savills.

It is vital that persons offering for the tenancy should have obtained, familiarised themselves with, and taken independent advice on, the draft documentation before submitting their offers.

Each party should bear their own costs in relation to preparing the lease. Any Land And Buildings Transaction Tax liability will be payable by the tenant.

Alienation

There will be a contractual bar against parting with possession, subletting or alienation without the landlords prior written consent subject to agreeing terms.

Crown Estate Scotland may be prepared to consider subletting for a variety of business enterprises.

Rent

The rent will be the sum as to be agreed between the successful applicant and Crown Estate Scotland and subject to review three yearly.

It should be noted that all of the farmland and buildings have been opted to tax and VAT will be payable on this element of the rent.

Sportings

Shooting and deer stalking are excluded from the letting.

The farm tenant will undertake to co-operate fully with Crown Estate Scotland, their sporting tenant and the employees and guests of the sporting tenant in connection with the exercise of shooting, stalking and fishing rights and will allow access over the farm without obstruction for these purposes.

Rural Development and Diversification Proposals

Crown Estate Scotland would encourage interested parties to include ideas for non-farming or environmental, community and educational projects in their tenders. Crown Estate Scotland are keen to consider how this type of proposal can be catered for in the leasing arrangements. It will be the responsibility of an applicant considering non-agricultural development of the unit to apply for planning consent for the proposed development and to meet any conditions of the planning consent imposed by the planning authority. Crown Estate Scotland will provide support and work with the tenant on proposals for non agricultural development.

Valuations

The incoming tenant will be required to pay the landlord at entry for the following items.

1. Any unexhausted value of lime, manure and feeding stuffs in terms of the Agricultural Holdings (Scotland) Act 1991.
2. Any dung.
3. Any straw or silage on the holding.

Date of Entry

Entry will be available to the successful applicant as soon as possible.

Viewing

The farm may be inspected between 10:00 a.m. and 5:00 p.m. on Tuesday 18th June 2019 when representatives of Savills will be in attendance at the farm to answer any questions. Viewing at any other time will not be permitted without prior approval of the Managing Agents, and it will be stipulated in this instance that the viewer must have these Particulars to hand.

Directions

Located 3 miles from Beattock – Take the A701 West heading toward Dumfries then taking the first turning on your left onto the B7076 signposted Johnstonebridge / Lockerbie. Travel South for approximately 3km before taking the first turning onto a single track public road. New Farm sits in an elevated position and is the first property on your right hand side.

Submission of Tenders

Tenders must be submitted on the prescribed form available from Savills, 28 Castle Street, Dumfries, Dumfries & Galloway DG1 1DG and should be returned to Savills in an envelope marked “Offer for New Farm” to be received by 12 noon on Friday 5th July 2019.

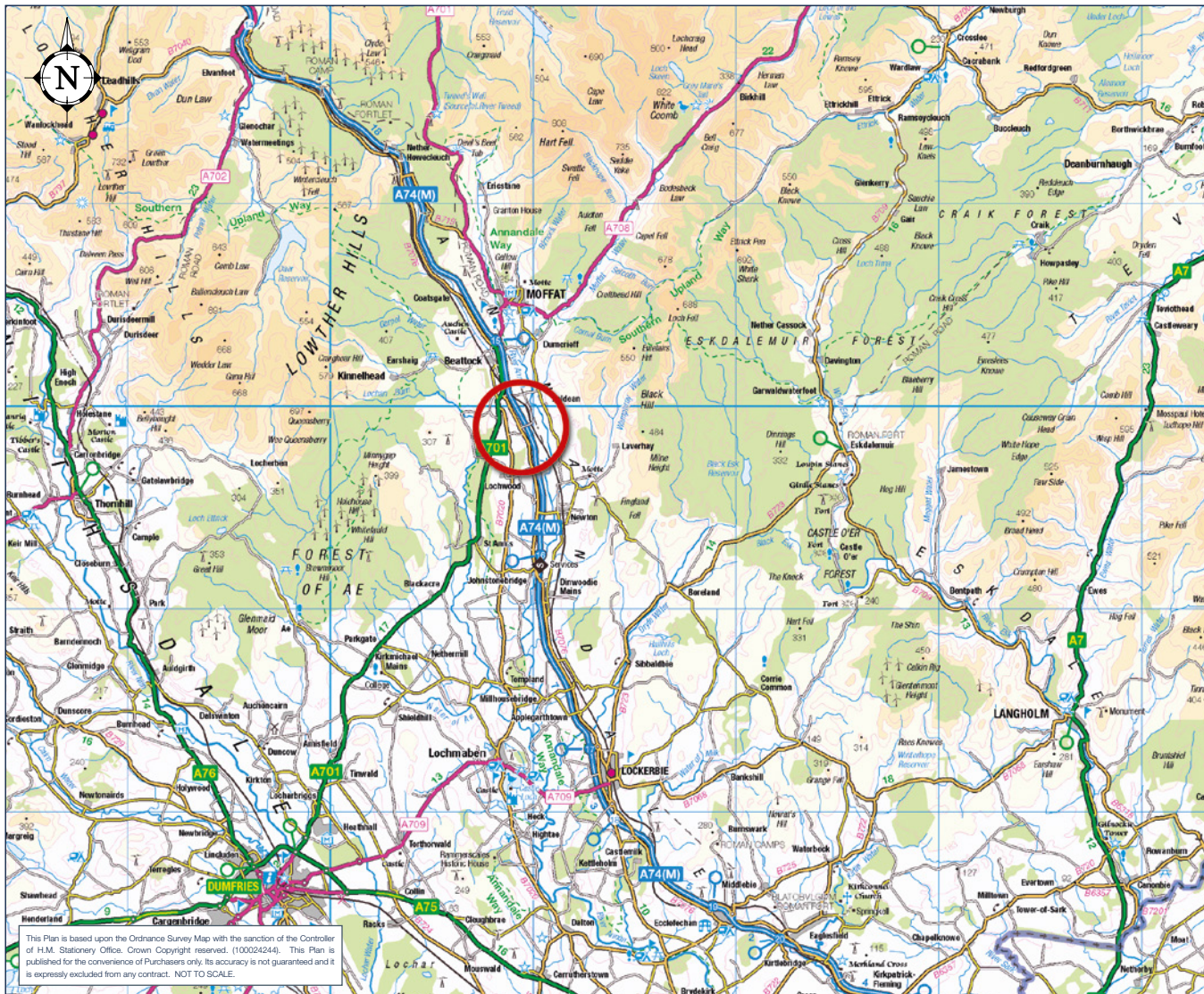
Offers for the tenancy will not be opened before the closing date. Accordingly, any other letter requiring an earlier reply should be sent separately.

Notes for Guidance for Prospective Tenants

It should be noted that Crown Estate Scotland will not be bound to accept the highest or any other offer for the tenancy.

Applicants must satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these particulars and no abatement of rent or other compensation will be allowed for misstatement of the extent of the farm or any other reason.

It is suggested to prospective applicants that in addition to completing the tender form attached to these particulars, it would be to their advantage to set out in some detail their proposals for the running of the farm including gross margins or similar calculations to show how the rent offered can be justified. The following information will be of advantage to prospective applicants. Tenders will be reviewed and scored using a matrix taking account of a number of factors including the following:



- ◆ Familiarisation of circumstances and qualifying experience
- ◆ Availability of working capital & gross margin
- ◆ Young entrant
- ◆ Dependence of business on additional land
- ◆ Proposals for conservation, environmental enhancement & community and education opportunities

Proposed Method of Farming

Written details should be submitted as to the proposed method of farming plan giving details of relevant stock numbers, cropping, labour etc. Further details should be provided on any environmental management proposals to be carried out on the holding.

This should include a gross margin analysis of the main enterprises, detailed cash flow for the first year, and general indication of the expected cash flows for the second and third years. If you consider that it will take longer than three years to achieve a satisfactory result a clear indication of the anticipated period is required. Please also include summary trading statements (profit and loss account) of the proposed enterprises for each of the first three years trading.

Capital Requirements

Information is requested regarding the source of financing and working capital and bank borrowing position. State the total amount of capital that you consider will be necessary to enter and stock the farm adequately. A separate schedule showing details of stock and machinery requirements including costs and timing of investment must be supplied. The amount of additional working capital required in the first 24 months of operation must be given.

Fixed Equipment

New Farm is advertised as a livestock farm, with the fixed equipment that is currently available on the farm at commencement of the lease, and no further fixed equipment will be provided.

A record of condition will be carried out for New Farm, at joint expense to the landlord and tenant, at the commencement of the lease.

Date of Information

Particulars prepared: May 2019

Photographs taken: April 2019

Savills Dumfries
28 Castle Street
Dumfries DG1 1DG
dumfries@savills.com
01387 263066

savills.co.uk

Important Notice Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor or Savills. v) Measurements are approximate and must not be relied upon. Outbuildings are measured externally (unless otherwise stated). vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement. 19/06/11 JM.

