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

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:

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

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