DRUM FARM
KEITH, MORAY
EXTENSIVE ARABLE AND DAIRY FARM

Lot 1
Farmhouse (3 reception rooms and 5 bedrooms)
Two cottages (4 bedrooms each)
Traditional and modern farm buildings
292 acres arable/ploughable pasture
113 acres permanent pasture

Lot 2
31 acres arable/ploughable pasture
3 acres permanent pasture

Lot 3
Cottage (1 reception room and 3 bedrooms)

About 452 acres (182 hectares) in total
For sale as a whole or in up to 3 lots
SITUATION
Drum Farm is situated in the north-east of Scotland, to the east of the town of Keith in an area known for its productive farmland.

Keith has a good range of shops, together with business, banking and leisure facilities, which include tennis courts, cricket and bowling clubs, a sports and community centre and swimming pool. Keith Golf Club has an 18-hole parkland golf course. Other courses in the area include Buckpool at Buckie, Banff, Macduff, Elgin and Lossiemouth. The nearest primary schools are in Keith, with secondary education at Keith Grammar School. Gordonstoun is about 27 miles away. Inverness and Aberdeen Airports are easily reached via the A96 and Inverness and Aberdeen provide all the facilities expected of a major city. There is a railway station in Keith on the Aberdeen to Inverness line.

The Moray coast, about 10 miles to the north, is famed for its high sunshine rate, beautiful beaches, dolphins, wonderful sailing, and traditional fishing villages and towns, such as Portsoy and Banff. To the south-west lie the Cairngorms, offering wonderful walking and mountaineering. There is skiing at the Lecht ski centre and at Cairngorm Mountain near Aviemore.

The farm is situated close to the famous Speyside area of the Scottish malt whisky distilling industry, that is not only a popular draw for tourists following the Malt Whisky Trail, but also a useful outlet for malting barley.

Moray is well served by agricultural merchants and grain merchants and there is a successful local machinery ring which can provide additional farming resources as required.

DESCRIPTION
Drum Farm is a productive dairy and arable farm with a traditional farmhouse, three cottages and a well-equipped modern and traditional steading.

The property extends in total to about 452 acres comprising 324 acres arable/ploughable pasture, 117 acres permanent pasture and 7 acres woodland. The land, ranging from 105m to 155m above sea level, is predominantly flat with some steeper pasture to the south of the farm towards the Burn of Drum. The majority of the land, which has a mainly southerly aspect, is classified as Class 3(2) by the James Hutton Institute for Soil Research with some Class 4(1).

The arable fields are of a good workable size and layout with good access from the public roads and a network of internal tracks. The pasture to the south-east of the farm has a 3m fenced cattle track for easy movement for milking.

All winter fodder is produced on the farm and silage can be taken off the majority of farmland, with about 200 acres of barley grown in the rotation. With regular applications of manure the land is in good heart. The unit currently carries 120-180 commercial Holstein milking cows plus followers. 500 Cheviot Hoggs are bought in August to be finished. The milk is currently sold under contract with Muller Wiseman.

LOT 1 DRUM FARM 417 ACRES

RESIDENTIAL
The farmhouse occupies a private position, divided from the working farm steading by the traditional stone buildings. It is stone built under a slate roof and provides a spacious family home with well laid out accommodation. A short drive diverts from the main road to gravelled parking areas to the front and rear of the house. The accommodation over two storeys is as shown on the accompanying layout plans.

The front door opens to the hallway. Off this are the three reception rooms, being the sun room, dining room and the sitting room. There is direct access from the sun room to the sitting room, as well as through the hallway. The kitchen, which is at the back of the house, is fitted with wooden wall and base units with tiled splashbacks and incorporating a Neff double oven and hob, sink and plumbing for dishwasher. The rear hallway gives access to a fitted utility room, farm office and WC.

Upstairs off the landing is the master bedroom with ensuite shower room, four further bedrooms and a bathroom with a shower, wash basin and WC.

There is an attractive main area of garden at the front of the house with lawns and borders. To the rear of the house is a double garage and woodshed.

Nos. 3 & 4 Drum Cottages are a pair of semi-detached two-storey cottages situated adjacent to the traditional steading range. The accommodation in each comprises a sitting room, kitchen, four bedrooms and a bathroom. Both cottages benefit from double glazing. To the front of the cottages is space for parking and enclosed gardens mainly down to lawn.
No. 3 & 4 Drum Cottages

Sun Room
6.69 x 3.25
21'11 x 10'8

Sitting Room
6.86 x 4.36
22'6 x 14'4

Bedroom 3
4.58 x 2.14
15'0 x 7'0

Bedroom 4
3.06 x 3.05
10'0 x 10'0

Bedroom 1
4.73 x 3.69
15'6 x 12'1

Bedroom 2
4.58 x 3.25
15'0 x 10'8

Box / Bedroom 5
2.20 x 2.07
7'3 x 6'9

Office
2.88 x 2.15
9'5 x 7'1

Dining Room
4.59 x 4.11
15'1 x 13'6

Kitchen
4.86 x 4.55
15'11 x 14'11

W/C

Union House, Keith, AB55 5NP

Approximate Gross Internal Area = 221.5 sq m / 2384 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID236867)
FARM BUILDINGS
Drum Farm is equipped with an extensive range of modern buildings with housing for cattle as well as about 1,000 tonnes of grain storage. It benefits from direct access off the public road.

1. Nissen Shed with lean-to garage  14.3m x 8.7m
   Steel frame construction.  Block walls.  Corrugated cladding. Concrete floor.

2. Workshop   22.9m x 8.7m
   Steel frame construction.  Block walls.  Corrugated cladding. Concrete floor.

3. Grain Storage  32.4m x 11.1m
   Steel frame construction.  Block walls.  Corrugated cladding. Concrete floor.

4. Workshop   14.4m x 6.4m
   Steel frame construction.  Corrugated cladding. Concrete floor. Currently let on an annual agreement to a local mechanic.

5. Grain Storage and Dryer   24.6m x 18.1m
   Steel portal frame construction. Reinforced concrete walls to 3m. 2 x 15t/hr oil fired tray batch dryers. Profile sheet roof and cladding.

6. Calf Shed  31.8m x 17.3m

7. Covered Silage Pit  31.6m x 17.4m

8. Covered Silage Pit  61.6m x 18.1m

9. Cattle Court  48.4m x 15.2m

10. Cubicle Shed  28.2m x 21.6m
    Steel portal frame construction. Block walls. Corrugated roof. 120 cubicles.

11. Traditional Range  26.4m x 4.1m
    Stone construction under a pitched slate roof.

12. Cattle Court  31.2m x 15.1m

13. Cubicle Shed  26m x 15.7m
    Steel truss frame construction. Profile roof. Concrete floor. 84 cubicles.

14. Milking Parlour  23.2m x 20.4m
    Harled block walls. Corrugated roof. 4,500 litre bulk tank (and 1,000 litre back up tank) and 10:20 herringbone parlour and associated cattle handling equipment.

15. Traditional Range  27.6m x 5m
    Stone construction under a pitched slate roof. Contains bothy and chemical store.

16. Slurry Tank
    Above ground steel construction storage tank with about 500,000 gallon capacity, and additional storage beneath cubicle house.
THE LAND
Lot 1 extends to 417 acres in total and comprises 292 acres arable/ploughable pasture, 113 acres permanent pasture and 7 acres woodland. The majority of the land is arable/ploughable pasture but to the south of the farm, running down to the Burn of Drum, lies some steeper land more suited to permanent pasture.

LOT 2 FIELD AT NORTH DRUM
Lying to the north of the farm, this block of land is accessed directly from the A95 public road. The land extends to 35 acres in total and comprises 31 acres arable/ploughable pasture and 3 acres permanent pasture.
LOT 3 NO.5 DRUM COTTAGE
This attractive single storey harled detached cottage is situated opposite the farm buildings and has views over the surrounding farmland and its own enclosed garden. It was built in 2011 and benefits from double glazing. A partially glazed entrance door opens to a vestibule. Off this, to one side is the kitchen which has fitted base and wall units with a sink, plumbing for a dishwasher and integrated electric cooker and hob. The kitchen links through to the utility room, which houses the boiler, and a shower room with WC. On the other side of the vestibule is the living room with wood burning stove and hallway. Off this are three bedrooms, all with fitted wardrobes, and a bathroom with bath, wash basin and WC.

The cottage is accessed directly from the public road to a gravelled parking area and a detached double garage with an electric up-and-over-door.

5 Drum Cottages, Keith, AB55 5NP
Approximate Gross Internal Area
113.6 sq m / 1223 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID 238805)
GENERAL REMARKS AND INFORMATION

Viewing
Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farm yard.

Directions
From the south follow the A96 to Keith; in Keith follow the A96 and continue through the Tesco traffic lights and turn right onto Drum Road when the A96 turns sharply left. Continue out of Keith for about 0.5 miles and Drum Farmhouse and buildings will be seen on the right.

If coming from the north or west follow the A95/A96 to Keith. Continue through Keith then turn left onto Drum Road and continue for 0.5 miles. The postcode is AB55 5NP.

Entry and possession
Entry by arrangement.

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

Ingoing Valuation
The purchaser(s) of Drum, in addition to the purchase price, will be obliged to take over and pay for at 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:

1. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

Services, Council Tax and Energy Performance Rating
All of the houses are served by mains electricity, private water and all have drainage to septic tanks. There is 3 phase electricity into the farmhouse and farm steading. The private water to the farmhouse, cottages and dairy is treated by a UV filter and stored in a 5,000 litre holding tank.

Property | Occupancy | Services | Council Tax Band | EPC Rating
--- | --- | --- | --- | ---
Farmhouse | Owner-occupied | OFCH | E | F
No.3 Drum Cottage | Service | Back boiler | B | E
No.4 Drum Cottage | Service | Back boiler | B | E
No.5 Drum Cottage | Service | OFCH (underfloor) | D | C

Key: OFCH – Oil-fired central heating

Fixtures and Fittings
All fitted carpets and curtains in the farmhouse are included in the sale. The contents of all the cottages are specifically excluded.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights
The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchasers(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors’ examination of the title deeds.

There is an established footpath that runs through the farm on a farm track between points A, B and C on the sale plan.

Basic Payment Scheme (BPS)
The Basic Payment Scheme Entitlements are not included in the sale but may be available by separate negotiation.

Additional Land
There is an additional 41 acres of land marked as owned but excluded on the sale plan which is available separately. The Moray Local Development Plan has indicated the site has capacity for 200 houses. Please contact the sellers agents for more information.

Sporting Rights
The sporting rights are in hand.

Mineral and Timber Rights
In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

STIPULATIONS

Purchase Price
Within 7 days of the conclusion of missives of a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignation shall be effectual in avoiding such interest.

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 nor entitle either party to compensation in respect thereof.

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

Lotting
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments
The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

IMPORTANT NOTICE
Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## AREA SCHEDULE

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Areas above based on sellers’ IACS information