



FARMLAND AT WHITEHILL

DALKEITH, MIDLOTHIAN

savills

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About 55 acres in total

For sale as a whole

Situation

The Land at Whitehill is situated about 3.5 miles south of Edinburgh City Bypass. The A68, to the east, or the A7, to the west, both provide quick access to the City Centre and the Bypass (A720). There is a thriving local machinery ring and a number of grain merchants in the Lothians and Borders.

Description

The land extends to about 55 acres in total. It is classified as Class 3(1) by the James Hutton Institute for Soil Research and is suitable for the production of a wide range of arable crops and is currently fallow. The land is gently sloping and ranges from 100m to 130m above sea level and is directly accessed from the A6106 on the north side and from the minor road to Whitehill to the south.

Directions

Heading south on the A68 take the Fordel Mains Junction and follow the A6106 towards Dalkeith. Follow the road and at the T junction turn right to stay on the A6106 towards Dalkeith. Continue for about half a mile and the land will be on your left just after the Fordel Services.

General Remarks & Information

Viewing: Strictly by appointment with the Selling Agents.

Entry & Possession: Entry with vacant possession by arrangement.

Solicitors: Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE; Tel: 0131 228 8111
Email: don.macleod@turcanconnell.com

Offers: Offers in Scottish Legal Form are to be submitted to the Selling Agents, Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection. The seller reserves the right to accept any offer at any time.

Future Development: The purchaser(s) will be obliged to enter into an agreement with the sellers whereby the purchaser or his/her successors will pay the sellers 50% of any sums paid to the purchaser or his/her successors in respect of any resale or uplift from development occurring for a period of 20 years.

Sporting, Mineral and Timber Rights: The sporting rights are in hand. 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.

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 purchaser(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.

Basic Payment Scheme (BPS): The land at Whitehill is registered for IACS purposes but there are no Basic Payment Scheme Entitlements included in the sale.

Stipulations

Purchase Price: Within 7 days of the conclusion of missives 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 consignment shall be effectual in avoiding such interest.

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. 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. 180220JW

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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.

Lotting: It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into 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.

