

ELPHINSTONE TOWER FARM

EAST LoTHIAN







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Tranent 2.5 miles, Edinburgh City Bypass 5 miles, Haddington 10 miles

PRIME ARABLE FARM IN THE HEART OF EAST LoTHIAN

Lot 1 – Elphinstone Tower Farm

Two bedroom cottage

Range of farm buildings

173 acres arable

3 acres pasture

20 acres woodland and rough grazing

203 acres in total

Lot 2 – Land West of Elphinstone Tower

131 acres arable

20 acres woodland and rough grazing

153 acres in total

Lot 3 – Land at Tower Hill

103 acres arable

4 acre woodland

107 acres in total

ABOUT 464 ACRES (187 HECTARES) IN TOTAL
AVAILABLE AS A WHOLE OR IN UP TO THREE LOTS

Solicitors

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Selling Agent

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SITUATION

Elphinstone Tower Farm lies in the heart of the East Lothian countryside, within some of the most versatile farmland in Scotland on account of the quality of the land, the low altitude and the favourable climate. Lying two and a half miles south of the Firth of Forth coastline, it is a predominantly arable landscape, with potatoes capable of being grown in addition to the full range of cereal crops.

The property has good transport links, with the A1 lying about three miles to the northeast and the Edinburgh City Bypass about five miles to the west. The area is well served by agricultural merchants and dealers including a successful local machinery ring.



DESCRIPTION

Elphinstone Tower Farm is a productive arable holding equipped with an extensive range of buildings and a two bedroom cottage. Extending to about 464 acres in total, the land is split across 14 fields and includes 408 acres of arable ground, 3.95 acre paddock and 45 acres of woodland and rough grazing. The land lies between 100m and 150m above sea level and is contained within a contiguous block, intersected only by a public road, which together with the network of internal tracks enables easy access across the holding. The fields are well laid out and of a generous size easily accommodating large machinery.

The soils across the farm have an excellent working depth and are described as a medium loam derived from the Rowanhill soil association characterised by Brown soils and Mineral gleys, and are capable of growing excellent yields of cereal crops. The present farming system is based on a rotation involving winter wheat, winter barley, spring barley, spring beans and winter oil seed rape. Potatoes have not formed part of the recent rotation but have been grown in the past.

Typical yields are reported as follows:

Yield (tonnes / hectare)	Crop	Yield (tonnes / acre)
10.03	Winter Wheat (WW)	4.05
4.17	Winter Oil Seed Rape (WOSR)	1.68
7.71	Winter Barley (WB)	3.12
6.12	Spring Barley (SB)	2.47
4.25	Spring Beans	1.71

The holding is farmed in-hand as part of a larger farming enterprise including other land in the area which may be available to rent in addition. The farm is offered for sale as a whole or in up to three lots which can be summarised as follows:

- Lot 1 - Elphinstone Tower Farm - 203 acres
- Lot 2 – Land West of Elphinstone Tower - 153 acres
- Lot 3 – Land at Tower Hill - 107 acres



LOT I ELPHINSTONE TOWER FARM

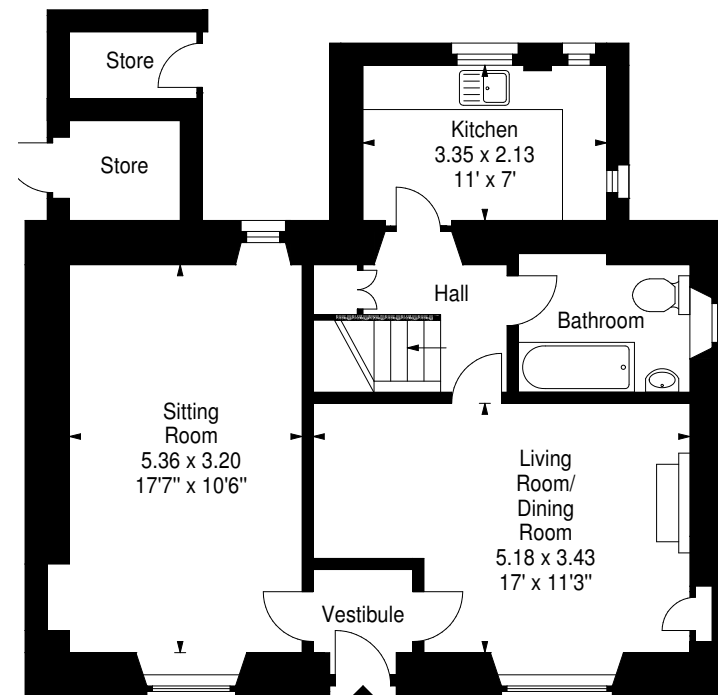


ELPHINSTONE TOWER FARM COTTAGE NO.10

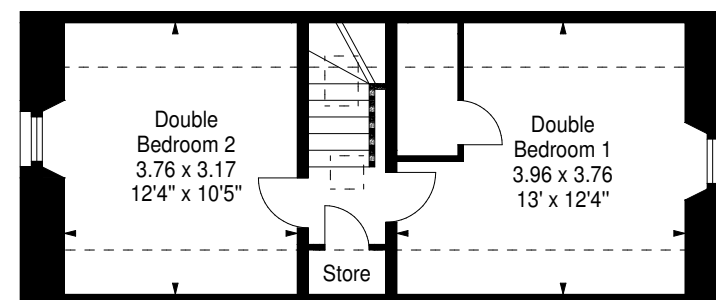
This attractive detached cottage of traditional stone and slate construction is located at the end of a row adjacent to the farm steading. Internally the accommodation is well maintained and includes two reception rooms, bathroom, kitchen and two bedrooms. It sits within an enclosed garden and has fine views westwards over the surrounding countryside. It is currently occupied by the farm manager but vacant possession will be available at the date of entry.

Gross internal area (approx)
94.20 sq.m (1014 sq.ft)
(including store)

For Identification Only. Not To Scale.



GROUND FLOOR



FIRST FLOOR

FARM BUILDINGS

Lot 1 is equipped with a range of modern buildings which benefit from good access off the main farm drive and offer flexible usage. The steading is serviced by three phase electricity, mains water and an LPG gas tank. There is ample flat ground around the steading area for further expansion and storage. The approximate dimensions and construction are as follows:

1. **General Purpose / Grain Storage** (65.5m x 29m) – Extended on 2017. Steel portal frame construction under a corrugated roof (mainly fibre cement with part asbestos). Concrete base and aprons. New extension enclosed by reinforced concrete grain walling with profile sheeting above. Remainder enclosed by concrete block and profile sheeting above. Accessed via end and side sliding doors.
2. **Grain Drier Shed** – (11m x 6m). Steel portal frame shed housing intake hopper and bay for mobile batch drier (excluded). Concrete base and profile sheeted roof. Connection to LPG tank.
3. **Workshop** (31.4m x 11.5m) – Steel truss frame with predominantly brick walls. Concrete base and corrugated roof. Accessed via an electric roller shutter door or sliding door at the other end.
4. **Machinery Shed** (31.5m x 7m) – Steel portal frame lean-to with earth floor. Corrugated roof and sheeted ends. Open fronted with rear elevation abutting farm workshop.
5. Traditional stone and slate range comprising general stores.



LAND

Lot 1 extends to about 203 acres in total and includes 173 acres arable, 3 acres pasture and 20 acres of woodland and rough grazing. The land is mainly split between Class 2 and 3(1) and lies at 100m and 150m above sea level. It comprises four well laid out arable fields ranging in size from 24 acres to 67 acres, a majority of which can be accessed directly off the public road.

Beyond the arable ground to the south there is a strip of woodland and rough grazing running along the boundary of the farm. There is also a 3.95 acre paddock located a short distance from the steading which is currently let for horse grazing.



LOT 2 LAND WEST OF ELPHINSTONE TOWER

Lot 2 extends to about 153 acres in total and includes 131 acres arable and 20 acres woodland and rough grazing running along the southern boundary of the farm. It is located to the west of Lot 1 and comprises five well laid out arable fields ranging from 9 acres to 52 acres which are best accessed via an internal track off the public road. The land is categorised as Class 3(1) and 3(2) and lies at 100m and 150m above sea level.



LOT 3 LAND AT TOWER HILL

Lot 3 extends to about 107 acres in total and includes 103 acres arable and a 4 acre woodland strip along the western boundary. It is located to the north of the public road and comprises two well laid out arable fields both of which are accessed directly off the public road. The land is categorised as Class 3_(i) lies at 110m and 145m above sea level.



GENERAL REMARKS & STIPULATIONS

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 farmyard.

Entry & Possession

Entry by arrangement.

Additional Property

Further cottages are available in addition by separate negotiation. An additional 50 acres at Tynemount Farm (4 miles to the south) may be available to rent. Further details are available from the selling agents.

Ingoing Valuation

The purchaser(s) of Lots 1, 2 and 3, 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 cultivations carried out in preparation for the current crop valued on a labour and machinery basis.
2. 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.
3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. 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.

Basic Payment Scheme (BPS)

The whole farm falls within Region 1 for BPS purposes with the exception of 1.75 acres which are Region 2. BPS entitlements are included in the sale and will be allocated to each of the respective Lots. Further details are available from the selling agents.

Nitrate Vulnerable Zone

Lots 1 and 2 fall within the Lothians and Borders NVZ.

Services, Council Tax and Energy Performance Rating

Property	Services	Council Tax Band	EPC Rating
Cottage No. 10	Mains electricity and water. Broadband connections. Private drainage to septic tank (shared). Oil fired central heating. Double glazing.	C (East Lothian)	F

Fixtures and Fittings

All fitted carpets, curtains and white goods in the cottage are owned by the occupier and therefore excluded from 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.
- If the property is sold in lots appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.
- There is a wayleave agreement in favour of Scottish Power in connection with overhead power lines and pylons crossing the farm.
- There are rights of access over the farm drive in favour of the third party owners of the cottages and farmhouse. These properties also share a septic tank with Cottage No.10 which is located in Field 5.

Mineral, Timber & Sporting 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. The sporting rights are in hand.

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.

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.

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.

Financial References

Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

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.

Brochure prepared: May 2018

Ref: 180510LAF

DIRECTIONS

From Tranent, head south on Elphinstone Road (B6414) to the village of Elphinstone. Continue through the village on the B6414. The farm access is located half a mile after the village on the left hand side. The postcode for the farm is EH33 2LZ.

AREA SCHEDULE & CROPPING HISTORY

Field No.	Arable		Permanent Pasture		Rough Grazing / Open Woodland		Other		Total	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
Lot 1 – Elphinstone Tower Farm										
1	27.12	67.01					0.03	0.07	27.15	67.09
2	9.76	24.12							9.76	24.12
3	18.90	46.70					0.07	0.17	18.97	46.87
4			1.60	3.95					1.60	3.95
5	14.38	35.53					0.04	0.10	14.42	35.63
6					8.40	20.76			8.40	20.76
Other							2.01	4.97	2.01	4.97
SUB TOTAL	70.16	173.37	1.60	3.95	8.40	20.76	2.15	5.31	82.31	203.39
Lot 2 – Land West of Elphinstone Tower										
7	10.10	24.96							10.10	24.96
8	21.10	52.14					0.24	0.59	21.34	52.73
9					8.30	20.51			8.30	20.51
10	5.30	13.10							5.30	13.10
11	3.81	9.41							3.81	9.41
12	12.87	31.80							12.87	31.80
Other							0.28	0.69	0.28	0.69
SUB TOTAL	53.18	131.41			8.30	20.51	0.52	1.28	62.00	153.20
Lot 3 – Land at Tower Hill										
13	6.11	15.10							6.11	15.10
14	35.74	88.31							35.74	88.31
Woodland					1.70	4.20			1.70	4.20
SUB TOTAL	41.85	103.41			1.70	4.20			43.55	107.61
TOTAL	165.19	408.18	1.60	3.95	18.40	45.47	2.67	6.60	187.86	464.20
Field No.	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Lot 1 – Elphinstone Tower Farm										
1	WW	SB	SB	WB	WOSR	WW	WB	WB	WOSR	WW
2	WW	SB	SB	WB	WOSR	WW	WB	WB	WOSR	WW
3	SB	SB	WW	SB	WB	WOSR	WW	SB	WB	SBN
4	PP	PP	PP	PP	PP	PP	PP	PP	PP	PP
5	WW	SB	SB	WW	WW	WW	WB	WOSR	WW	SBN
6	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG
Lot 2 – Land West of Elphinstone Tower										
7	WB	WOSR	WW	SB	WW	SB	WB	WOSR	WW	SB
8	WB	WOSR	WW	SB	WB	WOSR	WW	SB	WB	WOSR
9	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG	WD / RG
10	SB	WW	WW	SB	WB	WOSR	WW	SB / F	WB	WOSR
11	SB	WW	WW	SB	WW	SB	WB	WOSR	WW	SB
12	WB	WOSR	WW	SB	WW	SB	WB	WOSR	WW	SB
Lot 3 – Land at Tower Hill										
13	WOSR	WW	SB	WW	SB	WB	WOSR	WW	SB	SB
14	WOSR	WW	SB	WW	SB	WB	WOSR / F	WW	SB	SB

WW - Winter Wheat
PP - Permanent Pasture

WB - Winter Barley
WD / RG - Woodland & Rough Grazing

WOSR - Winter Oil Seed Rape
F - Fallow

SB - Spring Barley

SBN - Spring Beans

SALE PLAN

