

THE
EVERTOWN
PORTFOLIO



SCOTLAND



THE EVERTOWN PORTFOLIO



CANONBIE DUMFRIES & GALLOWAY

An Extensive Agricultural and Forestry Portfolio

A SIGNIFICANT RURAL PORTFOLIO COMPRISING EQUIPPED FARMS,
PRODUCTIVE FARMLAND, COMMERCIAL FORESTRY AND EXTENSIVE
PLANTING OPPORTUNITIES

1,287 acres (521 hectares) of farmland with vacant possession

4,927 acres (1,994 hectares) of farmland subject to a range of leases and occupancies

2,740 acres (1,109 hectares) of commercial forestry and amenity woodland

**Extensive planting opportunities in an area renowned for its forestry production
and close proximity to markets**

Nine residential dwellings subject to a variety of arrangements

IN ALL CIRCA 8,959 ACRES (3,626 HECTARES)

FOR SALE AS A WHOLE OR IN 18 LOTS



Savills ~ London
33 Margaret Street
London
W1G 0JD
0207 409 3780
alawson@savills.com

Savills ~ Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3720
lfrench@savills.com

Savills ~ Dumfries
28 Castle Street
Dumfries
DG1 1DG
01387 263066
sian.houston@savills.com

*These particulars act as a guide and must not be relied on as a statement of fact.
Your attention is drawn to the Important Notice on the last page of text.*

METHOD OF SALE & LOTTING

The Evertown Portfolio is offered for sale as a whole or in 18 lots, as detailed below:

Lot No	Property	Description	Acres	Hectares
1	Tansy Hill	Forestry plantations and planting opportunities	938.36	379.75
2	Cleuchfoot Farm	Hill farm with attractive six bedroom farmhouse and steading	607.03	245.66
3	Bigholms Plantation	Standalone forestry plantation	102.05	41.30
4	Murtholm Farm	Hill farm with two cottages and modern sheds	1,234.39	499.55
5	Old Irvine Farm	Compact upland stock farm with five bedroom farmhouse and steading	310.73	125.75
6	Land at Auchenrivock	Accessible pasture ground	122.69	49.65
7	Cockplay & Hagg Hill Forestry	Forestry plantations and planting opportunities	1,926.02	779.45
8	Leaheads	Consented planting ground	262.91	106.40
9	Outer Hill Forestry	Forestry plantations and planting opportunities	334.47	135.36
10	Tarcoon	Pasture ground equipped with a range of sheds	381.70	154.47
11	Chapelhills	Stock farm with three bedroom farmhouse and steading	280.01	113.32
12	Loophill	Amenity small holdings with a four bedroom farmhouse	85.77	34.71
13	Mossknowe	Productive temporary pasture	119.55	48.38
14	Glenzierhead	Temporary and permanent pasture	216.83	87.75
15	Glenzier Garden Farm	Well equipped lowland farm with a renovated farmhouse and recently erected buildings	270.38	109.42
16	Greenknowe Farm	Productive lowland farm with two ranges of buildings and a farmhouse in need of renovation	432.28	174.94
17	Mouldyhill Farm	Extensive lowland holding with a four bedroom farmhouse and modern steading. Energy generating potential.	553.43	223.97
18	Tinnishall Forestry	Forestry plantations and planting opportunities	781.28	316.18
Total			8,959.87	3,626.01

LOCATION

The Evertown Portfolio is located in the county of Dumfries and Galloway in southern Scotland. The predominant land use in the surrounding area is a mixture of farming, forestry and sportings. Whilst the locality is distinctly rural in character with its scenic rolling landscape, the Portfolio benefits from proximity to the A7 trunk road which is the main route linking Edinburgh to Carlisle and provides quick access to the M6/A74(M) 12 miles to the south.

DESCRIPTION

The Evertown Portfolio is a significant agricultural and forestry land holding located in the south of Scotland offering strategic investment and business opportunities. Extending to 8,959 acres (3,626 ha) in total, it can broadly be divided between 6,215 acres (2,515 ha) of farmland and 2,740 acres (1,109 ha) of forestry.

The farmland can be split into two distinct agricultural areas. The southern portion next to the national border is productive lowland ground suitable for dairy, beef and sheep farming whilst supporting some arable production. The northern portion of the Portfolio consists of extensive hill farms which are best suited to upland sheep farming. The agricultural property comprises 2,526 acres (1,022 ha) of in-hand and seasonal agreements (up to 12 months in duration remaining) and 3,688 acres (1,492 ha) of longer term arrangements under a variety of lease types but all providing vacant possession by 31 January 2023.

The forestry is predominantly high yield-class spruce crops which benefit from a diverse age profile with scope for harvesting mature timber during the next 10-15 years. This is complemented by extensive mid and young rotation crops. In addition to the existing forests, 262 acres (106 hectares) are currently consented for planting with a further 840 acres (340 hectares) currently pending application. This part of Scotland is well suited to conifer production on account of its favourable climate and its accessibility to numerous timber mills / processors within a 50 mile radius.

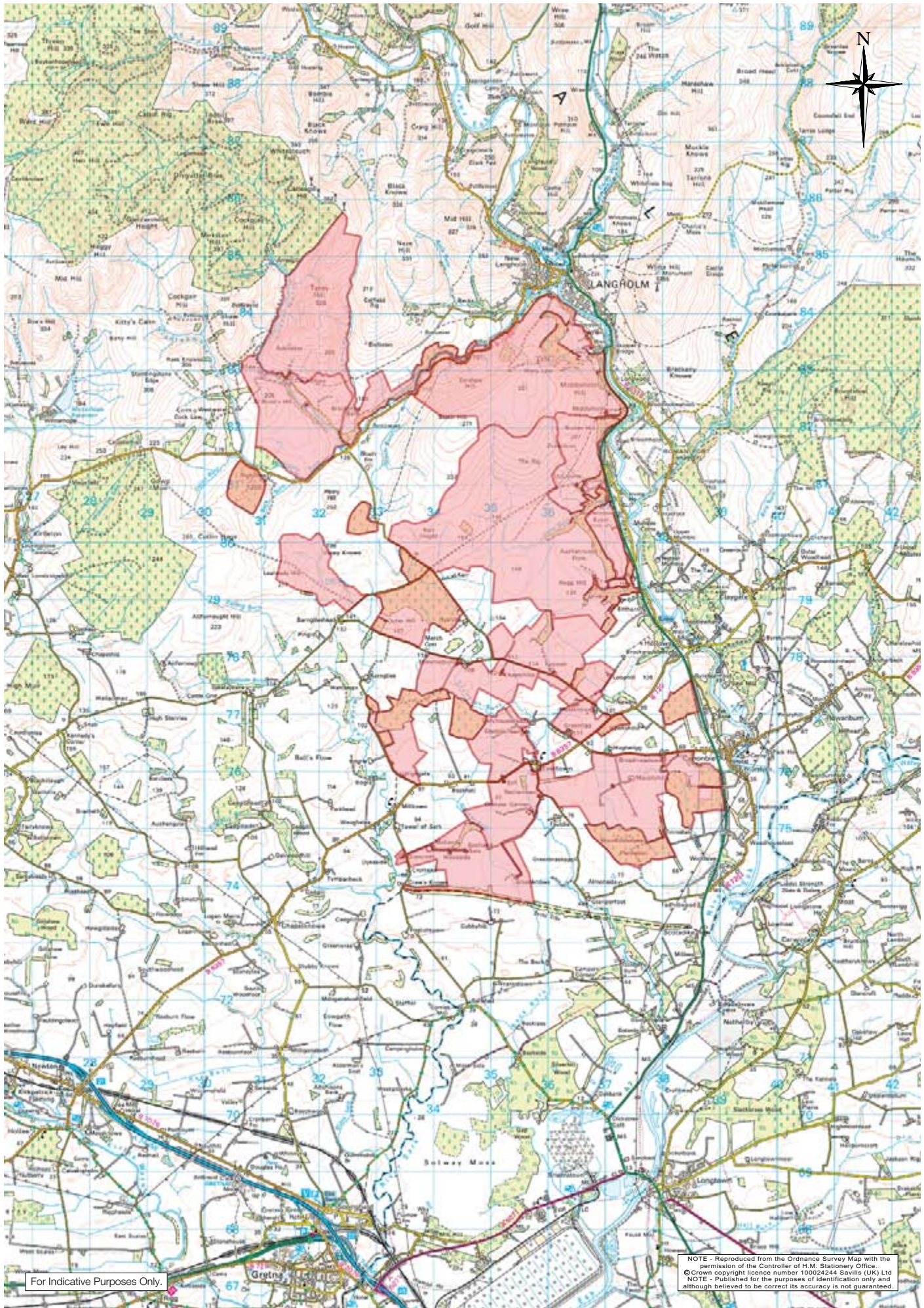
There are nine residential properties across the Portfolio, one of which forms part of a farm tenancy and the remaining eight are either vacant or let under Short Assured Tenancies or Service Occupancies.

This extensive Portfolio as a whole can be summarised as follows:

Occupation Type	No.	Acres	Hectares	% of total area	Current Rent / Annum
Short Limited Duration Tenancy (SLDT)	9	3,658.91	1,480.74	40.84%	£113,071
Grass Park & Horse Grazing Agreements	11	1,268.64	513.41	14.16%	£9,181
In-hand & Vacant Farmland	-	1,287.54	521.06	14.37%	-
Forestry	-	2,740.76	1,109.17	30.59%	-
Short Assured Tenancy (Residential)	4	1.73	0.7	0.02%	£33,240
Service Occupancy & Vacant (Residential)	5	0.91	0.37	0.01%	-
Workshops & Commercial Lets	3	0.42	0.17	0.00%	£3,160
Telecommunications Masts	2	0.42	0.17	0.00%	£41,901
Other (roads etc)		0.54	0.22	0.01%	-
TOTAL		8,959.87	3,626.01		£200,553

The Portfolio currently generates a gross annual rental income of approximately £200,553. In addition to the rent roll, there are in-hand trading enterprises including a significant forestry operation and an extensive stock farming business. Subject to obtaining the relevant permissions and consents, there may be opportunities to develop new business streams in the renewable energy sector.







LOT 1 ~ 938 ACRES (379 HA)

TANSY HILL

An extensive block of hill ground and forestry plantations extending to 938 acres (379 ha) in total, situated at the northern end of the Portfolio. The hill ground, extending to 840 acres (340 ha), has been identified as suitable for forestry planting subject to obtaining the relevant consents. The land ranges from 100m to 328m above sea level and is accessed from the B7068 public road running along the southern boundary of the lot.

A large majority of the hill ground is subject to a Grazing Agreement until 31 October 2018. 43 acres (17 ha) is subject to a Grazing Agreement until 30 November 2019.

A detailed compartment schedule is available on request. The broad species and age classification is summarised as follows:

Woodland Category	Acres	Hectares
Mature spruce	18.97	7.68
Mid-rotation spruce	23.05	9.33
Young spruce	36.84	14.91
Mature mixed conifer	5.81	2.35
Mid-rotation mixed conifer	1.78	0.72
Mature broadleaf	1.36	0.55
Young broadleaf	3.88	1.57
Open Ground	6.18	2.50
Total	97.88	39.61





LOT 2 ~ 607 ACRES (245 HA)

CLEUCHFOOT FARM

An upland stock farm extending to 607 acres (245 ha) in total with an attractive six bedroom B Listed farmhouse together with a courtyard of well maintained traditional farm buildings and two further modern buildings. The land lies between 130m to 240m above sea level and is accessed via a private road from the B7068 public road running along the southern boundary of the lot.

Lot 2 is subject to a SLDT until 30 November 2019.

Land Type	Acres	Hectares
Temporary Pasture	77.39	31.32
Permanent Pasture	90.96	36.81
Rough Grazing	33.95	13.74
Hill	386.96	156.60
Woodland	15.00	6.07
Other	2.77	1.12
Total	607.03	245.66



LOT 3 ~ 102 ACRES (41 HA)

BIGHOLMS PLANTATION

A compact commercial forestry plantation extending to 102 acres (41 ha) in total situated in the northwest corner of the Portfolio.
Good access via the B7068 public road running along the northern boundary of the lot.

Lot 3 is offered with vacant possession.

A detailed compartment schedule is available on request. The broad species and age classification is summarised as follows:

Woodland Category	Acres	Hectares
Mid-rotation spruce	82.16	33.25
Young spruce	17.20	6.96
Young broadleaf	2.69	1.09
Total	102.05	41.30

LOT 4 ~ 1,234 ACRES (499 HA)

MURTHOLM FARM

An extensive hill unit equipped with a pair of two bedroom semi detached cottages and range of modern buildings located on the western side of the holding. Extending to 1,234 acres (499 ha) in total, the land lies between 80m to 281m above sea level and is accessed via a private track connecting it to the A7 public road. Mature mixed woodlands provide shelter and add to the amenity of the farm. Lot 4 also includes a telecommunications mast situated towards the summit of Warb Law generating an annual rental income.

939 acres (380 ha) are subject to a SLDT until 20 January 2023. The remainder of the farmland is split between seasonal Grass Park and Horse Grazing Agreements. One cottage is currently let on a Short Assured Tenancy and the other is let as part of a sporting lease until 28 February 2020.

Land Type	Acres	Hectares
Temporary Pasture	21.52	8.71
Permanent Pasture	95.95	38.83
Rough Grazing	8.97	3.63
Hill	977.75	395.69
Woodland	125.72	50.88
Other	4.47	1.81
Total	1,234.39	499.55







LOT 5 ~ 310 ACRES (125 HA)

OLD IRVINE FARM

A compact upland stock farm with a five bedroom farmhouse in need of renovation together with an adjoining range of traditional buildings and further modern buildings beyond. Extending to 310 acres (125 ha) in total, the land lies between 80m to 240m above sea level and is accessed via a private road leading off the A7 public road. Two mature woods on the eastern boundary offer shelter and privacy. Lot 5 could readily be farmed with Lots 4 or 6 for those seeking a larger unit. Lots 7, 8 and 9 will be granted a right of access over a track running through Lot 5 for forestry purposes.

177 acres (71 ha) are subject to a Grass Park Agreement until 30 April 2019 and 8 acres (3 ha) are subject to another Grass Park Agreement until 21 October 2019. The remainder of the land is let on a SLDT until 4 January 2021. A farm building is let until 4 January 2021. The farmhouse is currently vacant.

Land Type	Acres	Hectares
Permanent Pasture	94.47	38.23
Rough Grazing	2.40	0.97
Hill	177.24	71.73
Woodland	34.87	14.11
Other	1.75	0.71
Total	310.73	125.75



LOT 6 ~ 122 ACRES (49 HA)

LAND AT AUCHENRIVOCK

The land at Auchenrivoock comprises a parcel of productive pasture situated a short distance south of Old Irvine Farm (Lot 5) on the eastern boundary of the Portfolio. Extending to 122 acres (49 ha) in total Lot 6 is divided across six fields and ranges from 85m to 120m above sea level. It is accessed via a private track connecting it to the A7 public road or via a track running from Lot 5.

109 acres (44 ha) are subject to a SLDT until 4 January 2021 with the remainder let on a Grass Park Agreement until 21 October 2018.



LOT 7 ~ 1,926 ACRES (779 HA)

COCKPLAY & HAGG HILL FORESTRY

Lot 7 comprises existing commercial forestry and planting opportunities located across the northern part of the Portfolio. Extending to 1,926 acres (779 ha) in total this lot includes 1,060 acres (429 ha) of forestry and 869 acres (352 ha) of hill grazing, some of which has been identified as potentially suitable for planting subject to obtaining the necessary consents. Approximately 857 acres (347 ha) were planted in 2017 and 2018 under the terms of a Compensatory Planting Agreement (CPA) further details of which are available upon request. Lot 7 benefits from a two mile private forestry track running from the C70A minor public road to the A7. Lots 8 and 9 will be granted a right of access over the track.

560 acres (227 ha) are subject to a SLDT until 31 March 2021 with the remainder available with vacant possession.

The broad species and age classification is summarised as follows:

Woodland Category	Acres	Hectares
Mature spruce	32.78	13.27
Mid-rotation spruce	87.52	35.42
Young spruce	690.87	279.59
Mature mixed conifer	12.92	5.23
Mid-rotation mixed conifer	8.57	3.47
Young mixed conifer	3.46	1.40
Mature broadleaf	4.07	1.65
Young broadleaf	67.50	27.32
Open Ground	152.63	61.77
Total	1,060.31	429.10





LOT 8 ~ 262 ACRES (106 HA)

LEAHEADS

Lot 8 extends to 262 acres (106 ha) of hill ground which has been identified and consented as a forestry planting opportunity. The site has been fenced and is due to be planted autumn/winter 2018 under the terms of a CPA as per Lot 7. It is accessed directly off a minor public road.

The purchaser of Lot 8 will be granted a right of access over the private forestry track running through Lots 5 and 7.

Lot 8 is offered with vacant possession.



LOT 9 ~ 334 ACRES (135 HA)

OUTER HILL FORESTRY

Lot 9 comprises two principal plantations intersected by a minor public road. Extending to 334 acres (135 ha) in total it includes 240 acres (97 ha) of forestry with some short term timber harvesting potential and a further 96 acres (39 ha) of rough grazing which has been identified for planting subject to obtaining the necessary consents. The purchaser of Lot 9 will be granted a right of access over the private forestry track running through Lots 5 and 7.

The farmland is subject to a Grazing Agreement until 31 October 2018. The broad species and age classification is summarised as follows:

Woodland Category	Acres	Hectares
Mature spruce	156.23	63.23
Mid-rotation spruce	8.70	3.52
Young spruce	46.18	18.69
Mature mixed conifer	6.53	2.64
Mid-rotation mixed conifer	0.51	0.21
Young mixed conifer	14.70	5.95
Young broadleaf	6.13	2.48
Open Ground	1.19	0.48
Total	240.18	97.20



LOT 10 ~ 381 ACRES (154 HA)

TARCOON

Lot 10 comprises a block of pasture ground equipped with a range of mostly modern buildings benefiting from an accessible location a short distance from a minor public road. Lot 10 ranges from 95m to 135m above sea level and is located towards the centre of the Portfolio opposite Chapelhills Farm (Lot 11). There is a young coniferous plantation towards the northern boundary.

Lot 10 is subject to two separate SLDTs both of which run until 27 June 2021.

Land Type	Acres	Hectares
Temporary Pasture	20.36	8.24
Permanent Pasture	195.13	78.97
Rough Grazing	147.37	59.64
Woodland	18.56	7.51
Other	0.27	0.11
Total	381.70	154.47



LOT 11 ~ 280 ACRES (113 HA)

CHAPELHILLS

Lot 11 is an attractive stock farm with a three bedroom traditional farmhouse and a range of modern and traditional buildings. The land is predominantly categorised as Class 4(1) and lies between 105m and 122m above sea level. The fields are well laid out and are largely accessed either from a minor public road or off privately maintained tracks.

175 acres (70 ha) are subject to a SLDT until 31 March 2021 and 107 acres (43 ha) are subject to a SLDT until November 2022.
The farmhouse is let on a Short Assured Tenancy.

Land Type	Acres	Hectares
Temporary Pasture	140.08	56.69
Permanent Pasture	131.38	53.17
Rough Grazing	6.10	2.47
Other	2.45	0.99
Total	280.01	113.17





LOT 12 ~ 85 ACRES (34 HA)

LOOPHILL

Loophill is a compact amenity farm with a well proportioned four bedroom farmhouse and a traditional steading to the rear. The land is predominantly categorised as Class 4(1) and lies between 95m and 115m above sea level. A private drive leads to the farmhouse off a minor public road to the west.

59 acres (23 ha) are subject to a SLDT until 27 November 2022. The remainder of the land is available with vacant possession. The farmhouse is let on a Short Assured Tenancy.

Land Type	Acres	Hectares
Temporary Pasture	59.28	23.99
Permanent Pasture	11.71	4.74
Woodland	14.01	5.67
Total	85.77	34.71



LOT 13 ~ 119 ACRES (48 HA)

MOSSKNOWE

The land at Mossknowe extends to 119 acres (48 ha) and is a useful block of productive arable and pasture. It is divided into eight fields and is bounded by public roads on two sides enabling easy access. The land is predominantly categorised as Class 3(2) and 4(1) and lies between 100m and 110m above sea level.

Lot 13 is subject to a SLDT until 31 March 2021.

Land Type	Acres	Hectares
Arable	26.81	10.85
Temporary Pasture	18.41	7.45
Permanent Pasture	61.55	24.91
Rough Grazing	7.56	3.06
Woodland	5.21	2.11
Total	119.55	48.38



LOT 14 ~ 216 ACRES (87 HA)

GLENZIERHEAD

Glenzierhead extends to 216 acres (87 ha) of predominantly permanent pasture much of which is capable of being cut for silage and could be improved. It is divided into 12 main fields and is well located in relation to Glenzier Garden Farm (Lot 15) to the south and could be readily run as one holding. The land is mainly categorised as Class 4(1) with some 3(2) and lies between 90m and 110m above sea level.

Lot 14 is offered with vacant possession.

Land Type	Acres	Hectares
Temporary Pasture	30.49	12.34
Permanent Pasture	186.12	75.32
Other	0.22	0.09
Total	216.83	87.75



LOT 15 ~ 270 ACRES (109 HA)

GLENZIER GARDEN FARM

A well-equipped stock farm suitable for either a livestock or dairy enterprise. The farmstead is located a short distance from the public road on the eastern boundary of the holding and includes a well presented farmhouse, which has been fully refurbished in recent years, and a good range of modern buildings. It is mainly categorised as Class 3(2) and lies between 65m and 97m above sea level.

49 acres (20 ha) are available with vacant possession. 199 acres (80 ha) are subject to a SLDT until 30 April 2021 with the remainder either let on short term Grass Park or Horse Grazing Agreements. The farmhouse is let on a Short Assured Tenancy.

Land Type	Acres	Hectares
Temporary Pasture	198.37	80.28
Permanent Pasture	63.53	25.71
Woodland	4.94	2.00
Other	3.53	1.43
Total	270.38	109.42





LOT 16 ~ 432 ACRES (174 HA)

GREENKNOWE FARM

Greenknowe is a productive grassland holding currently farmed in conjunction with Lot 15. It is, however, equipped with two ranges of modern buildings and a traditional farmhouse, albeit in need of extensive renovation, and could therefore operate as a standalone unit. The land is mainly categorised as Class 3(2) and lies between 70m and 80m above sea level. The farm is accessed using two private roads leading to the two steadings located towards either end of the holding.

382 acres (154 ha) are subject to a SLDT until 30 April 2021 with the remainder of the farmland let on short term Grass Park Agreements.
The farmhouse is currently vacant.

Land Type	Acres	Hectares
Arable	21.65	8.76
Temporary Pasture	339.74	137.49
Permanent Pasture	20.04	8.11
Woodland	41.71	16.88
Other	9.14	3.70
Total	432.28	174.94





LOT 17 ~ 553 ACRES (223 HA)

MOULDYHILLS FARM

Mouldyhills Farm is currently farmed as part of a wider in-hand stock enterprise and is equipped with a four bedroom period farmhouse and an extensive range of modern and traditional buildings located towards the centre of the holding. One of the farm buildings is let on a commercial basis. The land is mainly categorised as Class 3(2) and lies between 65m and 90m above sea level. A private farm road off the B6357 public road leads to the house and buildings.

The southern half of the Portfolio encompasses historical mining on the renowned Canonbie Coalfield. With key industry partners, the owners have been working to realise coalbed methane opportunities across Mouldyhills Farm which could, in the future, offer a significant income subject to obtaining the relevant consents. Lot 17 has also been identified as a potential site for an anaerobic digestion plant subject to obtaining the necessary consents.

Lot 17 is offered with vacant possession.

Land Type	Acres	Hectares
Permanent & Temporary Pasture	491.23	198.80
Rough Grazing	40.80	16.51
Woodland	10.92	4.42
Other	10.48	4.24
Total	553.43	223.97

LOT 18 ~ 781 ACRES (316 HA)

TINNISHALL FORESTRY

Lot 18 comprises both commercial forestry plantations and planting opportunities across six principal stands situated towards the southern end of the Portfolio. Extending to 781 acres (316 ha) in total it includes 538 acres (217 ha) of mixed age forestry, 84 acres (34 ha) of natural regeneration which was previously cropped for Christmas Trees and 160 acres (65 ha) of pasture and rough grazing. The grazing ground may offer planting potential subject to obtaining the necessary consents. Lot 18 also includes a telecommunications mast generating an annual rental income.

113 acres (46 ha) are subject to a SLDT until 31 March 2020 with the remainder of the farmland either in hand or let on a seasonal Grass Park Agreement.

The broad species and age classification is summarised as follows:

Woodland Category	Acres	Hectares
Mature spruce	204.78	82.87
Mid-rotation spruce	32.48	13.14
Young spruce	47.72	19.31
Mature mixed conifer	8.09	3.28
Mid-rotation mixed conifer	15.18	6.14
Mature broadleaf	10.77	4.36
Young broadleaf	7.71	3.12
Felled	6.50	2.63
Open	205.36	83.11
Total	538.58	217.96





GENERAL REMARKS AND INFORMATION

FURTHER INFORMATION & VIEWINGS

Additional information is available upon request. All viewings are strictly by appointment with Savills Edinburgh Office. Prior to making an appointment to view we strongly recommend discussing any particular points that are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not embark on a wasted journey. Given the hazards of working farms, please be vigilant when making your inspection for your own safety, particularly around farm buildings.

RESIDENTIAL PROPERTY SERVICES & GENERAL INFORMATION

Lot No	Property	Water	Electricity	Drainage	Heating	Council Tax Band	EPC Rating
2	Cleuchfoot Farm						
	Farmhouse	Private	Mains	Treatment system	Oil CH	E	F
4	Murtholm Farm						
	Skipperscleuch No.1	Mains	Mains	Septic tank	Stove	B	E
	Skipperscleuch No.2	Mains	Mains	Septic tank	Stove	C	-
5	Old Irvine Farm						
	Farmhouse	Mains	Mains	Septic Tank	Oil CH	D	F
11	Chapelhills						
	Farmhouse	Mains	Mains	Septic Tank	Oil CH	D	-
12	Loophill						
	Farmhouse	Mains	Mains	Septic Tank	Oil CH	F	F
15	Glenzier Garden Farm						
	Farmhouse	Mains	Mains	Septic Tank	Oil CH	D	E
16	Greenknowe Farm						
	Farmhouse	Mains	Mains	Septic Tank	-	D	F
17	Mouldyhill Farm						
	Farmhouse	Mains	Mains	Septic Tank	Oil CH	D	-

FIXTURES & FITTINGS

Those items mentioned in these sales particulars are included in the heritable sale. All other fixtures, fittings and furnishings are expressly excluded. Buyers should be aware that all residential properties are let unfurnished without white goods and tenants' fixtures and fittings are specifically excluded.

BASIC PAYMENT SCHEME & AGRI-ENVIRONMENTAL SCHEMES

Basic Payment Scheme Entitlements claimed on the in-hand farm (Lot 17) are included in the sale.

MINERALS, TIMBER & SPORTING RIGHTS

Timber ~ All woodland grant schemes and other forestry obligations will transfer to the purchaser on sale. There is a Compensatory Planting Agreement (CPA) over approximately 1,087 acres (440 hectares) (Lots 7 and 8). The term of the CPA is ten years from 29 July 2016. A purchaser will require to grant a Deed of Undertaking to comply with the provisions of the CPA and grant a standard security over the area subject to the CPA.

Minerals ~ All mineral rights, in so far as they are owned, are included in the sale.

Fishing & Sporting ~ All fishing and sporting rights, in so far as they are owned, are included in the sale. There is a shooting lease over most of the Portfolio until 28 February 2020. There is also a stalking lease over some of the Portfolio until 31 March 2019.

WAYLEAVE AGREEMENTS & TELECOMMUNICATIONS MASTS

There are two telecommunications masts (Lots 4 and 18) currently generating a total annual rental income of £41,901. There are wayleave agreements with Scottish Power and British Telecom. There are also other third party service wayleaves.

TENURE & POSSESSION

Vacant possession is available subject to the tenancies and occupancies described in the particulars. Where vacant possession is stated as being available at the end of any lease or occupation agreement it is subject to the appropriate notices being served. Where relevant purchasers will assume the landlord's lease obligations.

VAT

The Portfolio is subject to an election to waive exemption to VAT. The asking price indicated excludes VAT, which will be payable in addition to the purchase price where applicable. The possibility of structuring the transaction as a Transfer of Going Concern may exist.

PLANNING

The Portfolio is offered for sale together with and subject to any planning permissions and conditions/agreements, pending planning applications, tree preservation orders and scheduled ancient monuments. The purchaser will be deemed to have full knowledge of these and to have satisfied themselves as to the effects that such matters have on the Portfolio.

In the event that Lot 17 is developed for the production of coal or gas within a 20 year period from the date of entry, the purchaser will pay at the option of the sellers either a) a sum equal to 25% of any income receivable under a lease or b) a sum equal to 25% of the income received by the purchaser and his successors for any coal or gas production.

SERVITUDE RIGHTS, BURDENS, WAYLEAVES, STATUTORY PUBLIC & OTHER ACCESS RIGHTS

The Portfolio 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 purchaser 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. The Portfolio is sold subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Where appropriate, all rights of access, together with any rights to services, will be reserved to third parties. If sold in lots, appropriate rights of access and rights to services will be granted and reserved as necessary, including the right to install new services for development opportunities.

LOCAL AUTHORITY

Dumfries and Galloway Council
Council Headquarters
English Street
Dumfries
DG1 2DD
Tel: 030 33 33 3000

SOLICITORS

Anderson Strathern
1 Rutland Court
Edinburgh
EH3 8EY
Tel: 0131 270 7700
Contact: John Mitchell or Sophie Noble



STIPULATIONS

PURCHASE PRICE

Within seven 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 the Royal 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 General Remarks and Information, Stipulations or plan, or the interpretation of any of them, the question shall be referred to the determination of the selling agents whose decision, acting as experts, shall be final.

PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey and are

for reference only. On some boundary sections the legal and fenced boundaries differ. They have been carefully checked and computed by the Estate Office and the purchaser shall be deemed to have satisfied himself as to the description of the Portfolio and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

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 Commercial Rates and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

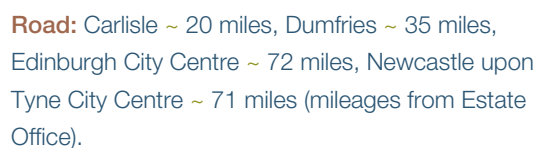
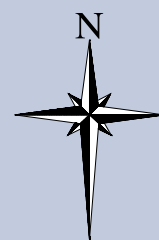
IMPORTANT NOTICE

Savills and their clients give notice that:

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. 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. Neither these

particulars nor any subsequent communication relative to the property shall be binding upon Savills or the seller (whether acted on or otherwise), unless the same is incorporated within a written document signed by the seller 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. This document is relevant as at the 14 September 2018 and prospective parties should note that as an ongoing business the Portfolio will continue to trade and may be subject to changes in tenure and ownerships.

Ref: 180915LAF

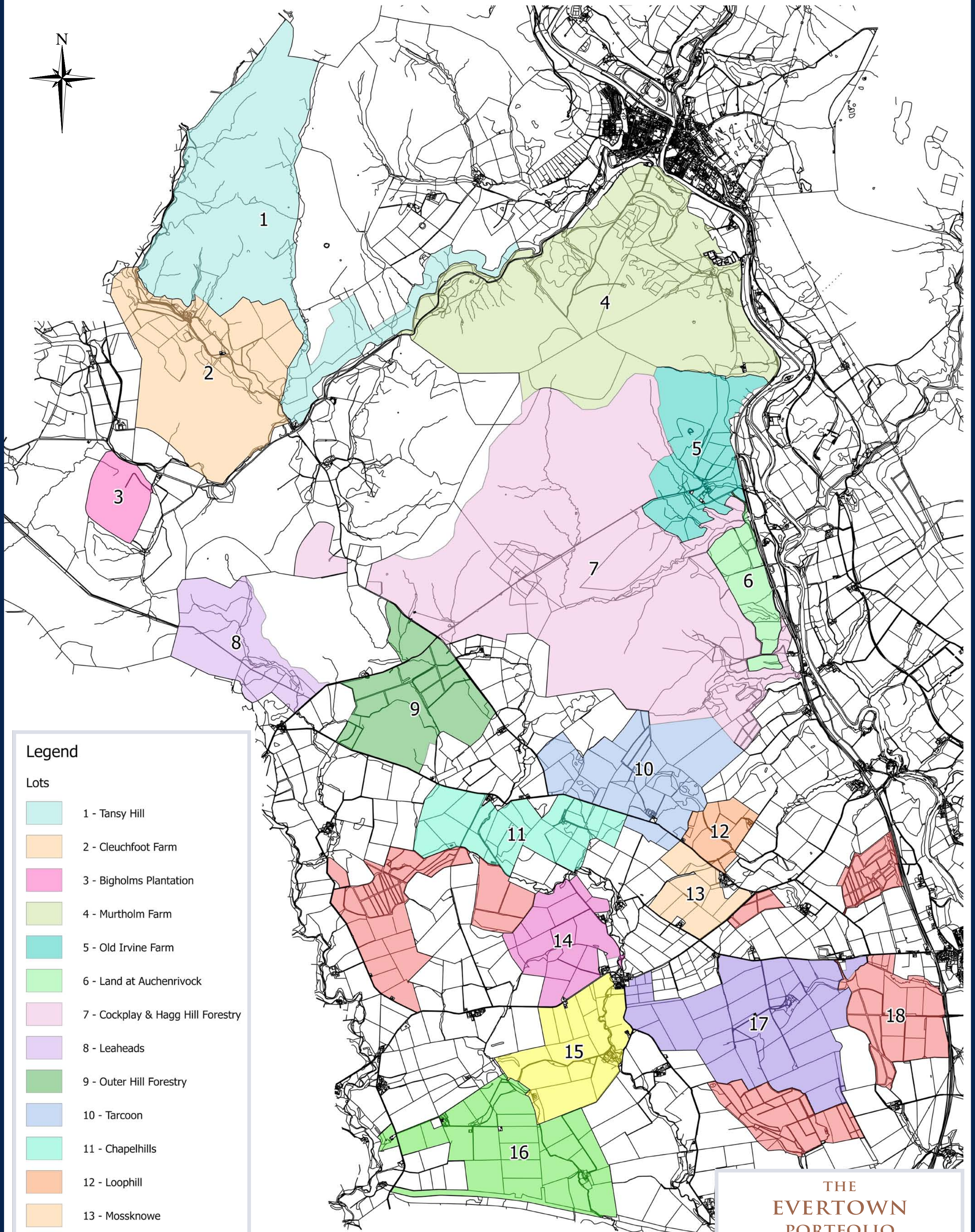
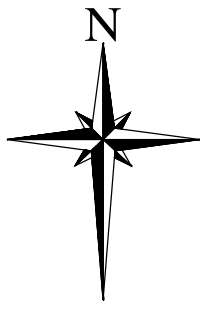


Rail: The nearest mainline train station is at Carlisle which offers services north to Glasgow (from 1 hour 15 minutes) and south to London (from 3 hours 20 minutes).

Air: Carlisle Airport 20 miles (regional airport suitable for private aircraft), Newcastle Airport 69 miles (international), Edinburgh Airport 79 miles (international) and Glasgow Airport 102 miles (international).

All mileages are from the Estate Office in Langholm Town.





Legend

Lots

- | | |
|--|-----------------------------------|
| | 1 - Tansy Hill |
| | 2 - Cleuchfoot Farm |
| | 3 - Bigholms Plantation |
| | 4 - Murtholm Farm |
| | 5 - Old Irvine Farm |
| | 6 - Land at Auchenrivock |
| | 7 - Cockplay & Hagg Hill Forestry |
| | 8 - Leaheads |
| | 9 - Outer Hill Forestry |
| | 10 - Tarcoon |
| | 11 - Chapelhills |
| | 12 - Loophill |
| | 13 - Mossknowe |
| | 14 - Glenzierhead |
| | 15 - Glenzier Garden Farm |
| | 16 - Greenknowe Farm |
| | 17 - Mouldyhill Farm |
| | 18 - Tinnishall Forestry |

Contains OS data © Crown copyright and database rights 2018
OS licence 100023148

THE EVERTOWN PORTFOLIO

LOTING PLAN

NOT TO SCALE



Savills - London
33 Margaret Street
London
W1G 0JD
0207 409 3780
alawson@savills.com

Savills - Edinburgh
Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3720
lfrench@savills.com

Savills - Dumfries
28 Castle Street
Dumfries
DG1 1DG
01387 263066
sian.houston@savills.com