

# LAND AT EAST BLANCE

HADDINGTON • EAST LoTHIAN



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East Saltoun: 2 miles

Gifford: 3.2 miles

Haddington: 5 miles

## Prime arable land near Haddington

Lot 1 – 58.44 acres across two fields

Lot 2 – 49.74 acres across three fields

**About 108.18 acres (43.78 hectares) in total**

**For sale as a whole or in 2 lots**



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## SITUATION

The land at East Blance is located in East Lothian amidst the prime arable land for which the county is renowned. It is located five miles to the south west of the town of Haddington and two miles east of the village of East Saltoun. The area is characterised by a gently rolling landscape of productive arable land lying between the Lammermuir Hills to the south and the Firth of Forth to the north. The area is well served by agricultural merchants, dealers and contractors.

## DESCRIPTION

The land at East Blance sits in a contiguous block and is accessed directly off a minor public road. Extending to about 108 acres in total, the land is split across five fields and includes 106 acres of arable ground and 1.98 acres of field margins and tracks.

The land lies between 80m and 120m above sea level and is mainly classified by the James Hutton Institute for Soil Research as Class 3(1). The soil is described as an easily worked loam with a good working depth and is mainly derived from Rowanhill/Cliffnock/Winton Soil series, and is capable of growing excellent yields of the full range of arable crops.

The present farming system is based on a rotation including: winter wheat, spring protein peas and ware potatoes. The winter wheat typically achieves a yield of four tonnes per acre.

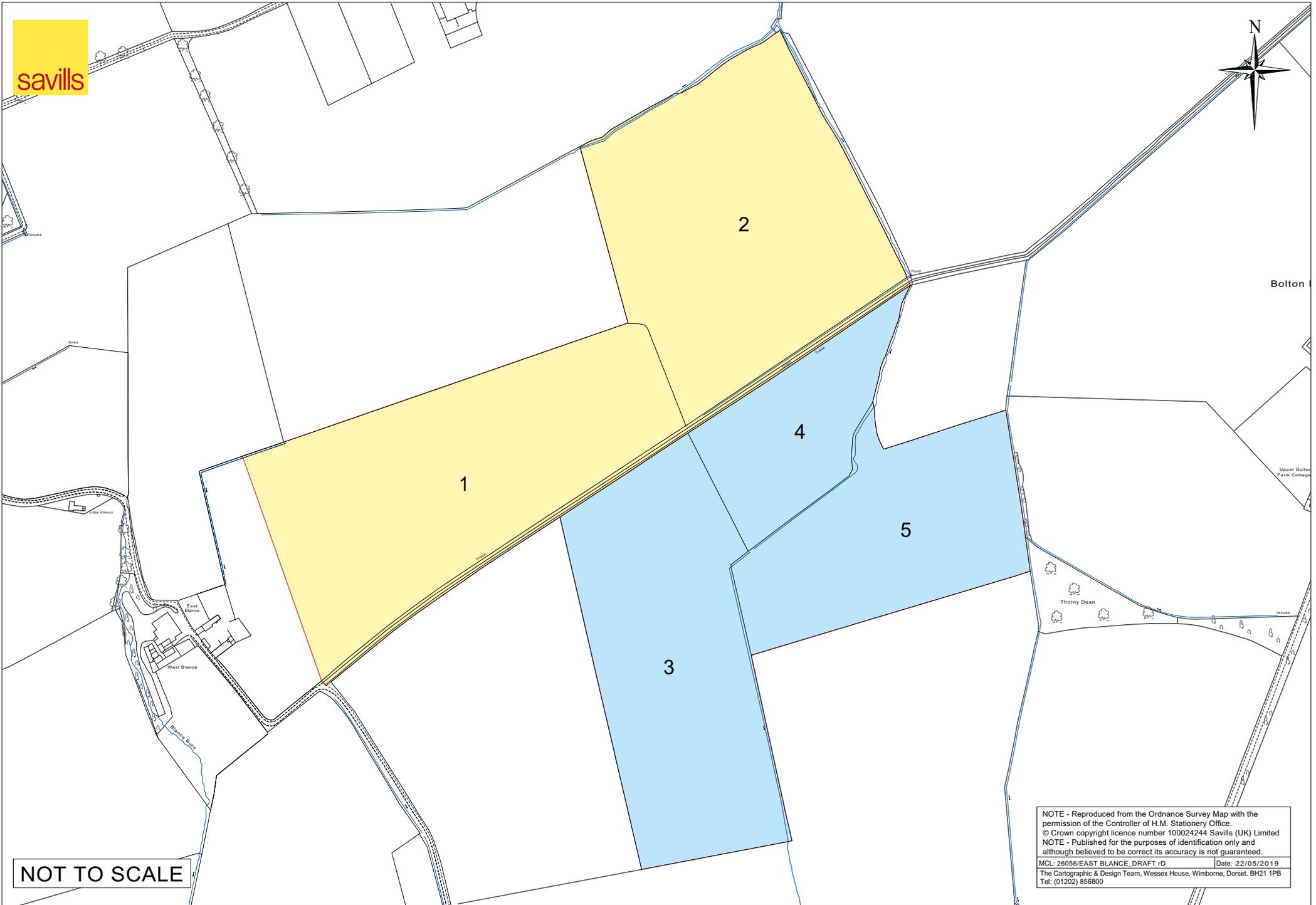
The land is being offered for sale in two lots, summarised as follows:

- **Lot 1** – 58.44 acres in total comprising 56.47 acres arable and 1.98 acres of miscellaneous ground (mainly tracks).
- **Lot 2** – 49.74 acres of arable ground

Field No.	Hectares	Acres	2015	2016	2017	2018	2019
<b>LOT 1</b>							
1	11.53	28.50	SPP	WW	WW	WPOT	WW
2	11.32	27.97	WW	WW	SPP	WW	WW
Other (tracks etc)	0.80	1.98					
<b>TOTAL</b>	<b>23.65</b>	<b>58.44</b>					
<b>LOT 2</b>							
3	9.62	23.77	SPP	WW	WW	WPOT	WW
4	3.80	9.39	WW	SPP	WW	CLOR	WW
5	6.71	16.58	WW	SPP	WW	WW	WPOT
<b>TOTAL</b>	<b>20.13</b>	<b>49.74</b>					
<b>GRAND TOTAL</b>	<b>43.78</b>	<b>108.18</b>					

WW - Winter Wheat SPP - Spring Protein Peas CLOR - Red Clover WPOT - Ware Potatoes





NOT TO SCALE

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.  
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NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.  
MCL: 26056/EAST BLANCE\_DRAFT r/D Date: 22/05/2019  
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB  
Tel: (01202) 856800

## GENERAL REMARKS & INFORMATION

### Viewing

Strictly by appointment with the selling agent. Given the potential hazards of a working farm, we request you take care when viewing the property.

### Directions

From Haddington, follow the B6368 southwards for 3.7 miles. At the junction with the B6355 turn right towards East Saltoun. After 0.5 miles turn right onto a minor public road. Continue on this road for about 0.5 miles and the access track can be seen on the right hand side of the road.

### Entry

Entry will be by arrangement post 2019 harvest.

### 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.

### Basic Payment Scheme (BPS)

All land is classified as being in Payment Region 1. BPS entitlements will be included in the sale and apportioned per lot as appropriate.

### Environmental & Designations

The land falls within the Lothians and Borders Nitrate Vulnerable Zone.

### 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.

### Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The property is sold subject to and with the benefit of all 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.

There is a wayleave agreement in favour of Scottish Power in connection with overhead powerlines and poles crossing Field 2.

### Ingoing Valuation

The purchaser(s) of the land at East Blance, 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 will be 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.

**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.

## 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 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 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 Reference

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

Any 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. 19/05/22 LF

