

FOR LET

**AUCHENKNIGHT NORTH
THORNHILL
DUMFRIES & GALLOWAY**



**Extending to approximately 263 acres or thereabouts
To be let by tender as a whole
on a Three year Short Limited Duration Tenancy
from 1st February 2012**

General Remarks

Buccleuch Estates Limited is offering a large parcel of bare land, Auchenknight North, to the open market. Extending to 263 acres or thereabouts, the land offers good grazing ground.

The land benefits from roadside access and sits in close proximity to A76 approximately 3 miles from Thornhill offering a wide range of amenities, including local shops, public houses, restaurant, post office and a respected school. Further amenities are found approximately 16 miles distant in Dumfries, with a good livestock market, supermarket shopping and wider national stores available. Water is available from a natural source.

Auchenknight North will be available for occupation from 1st February 2012.

Schedule of Land

Map Field Number	Fid Number	Area		Cropping
		Ha	Acres	
1	NX/83807/97964	8.48	20.95	Permanent Pasture
2	NX/83938/98077	0.64	1.58	Permanent Pasture
3	NX/84072/98132	4.9	12.11	Permanent Pasture
4	NX/84099/97818	6.33	15.64	Permanent Pasture
5	NX/84267/98165	4.69	11.59	Permanent Pasture
6	NX/84309/98410	14.89	36.79	Permanent Pasture
7	NX/84318/97915	6.72	16.61	Permanent Pasture
8	NX/84469/98169	2.06	5.09	Permanent Pasture
9	NX/84485/97999	2.93	7.24	Permanent Pasture
10	NX/84647/97571	8.63	21.32	Permanent Pasture
11	NX/84675/97988	14.63	36.15	Permanent Pasture
12	NX/84853/97580	5.93	14.65	Permanent Pasture
13	NX/84924/97957	10.13	25.03	Permanent Pasture
14	NX/85013/97596	3.9	9.64	Permanent Pasture
15	NX/85311/98000	11.68	28.86	Permanent Pasture
Total		106.54	263.26	



Grant Schemes

Auchenknight North is not subject to any grant schemes.

Single Farm Payment

There will be no entitlements transferred from the landlord to the tenant in respect of all land. The tenant will be free to acquire his or her own entitlements and claim Single Farm Payment across all eligible areas of the farm.

Nitrate Vulnerable Zone

Auchenknight North is situated within the Lower Nithsdale Nitrate Vulnerable Zone.

Tenancy

Auchenknight North is to be let by way of a Short Limited Duration Tenancy under the Agricultural Holdings (Scotland) Act 2003 as amended for a term of three years. Entry will be on 1st February 2012. No consent will be provided for sub-letting of any part.

An example draft of a Short Limited Duration Tenancy will be available for inspection on the viewing days or at the Estate office.

Rent

The annual rent shall be the sum as may be offered and agreed, payable half yearly in advance in two equal instalments on 1st February and 1st August, the first payment being due upon entry, 1st February 2012. There will be no rent reviews within the three year term. VAT is chargeable on the rent.

Stamp Duty Land Tax

The tenant shall be responsible for paying Stamp Duty Land Tax, if applicable, together with his or her own expenses relating to the preparation and execution of the lease. The tenant shall be responsible for any rates or other applicable taxes associated with the subjects.

Improvements and Repairs

The incoming tenant accepts that the fencing, dyking and roads as in a full state of repair and sufficient for livestock enterprises at the date of entry. Upon entry, a Record of Condition will have been undertaken at the joint expense of both parties and the tenant will be responsible for maintenance of the fixed equipment in equivalent condition.

Landlord's reservations

All shooting, fishing, sporting, timber and mineral rights shall be reserved to the landlord. The landlord reserves the right to use the land for sustainable energy projects and communication facilities and all income shall be reserved to the landlord. There will be reserved general rights of access and entry and rights to grant wayleaves. The lease will be subject to statutory powers of resumption.

Queensberry Initiative

Buccleuch Estates are committed to support local education opportunities. Prospective tenants are therefore advised that they will be required to agree to co-operate with farm visits as periodically may occur.

Viewing

Open viewing days are to be held on:

Wednesday 2nd November – 9.00am to 5.00pm.

Thursday 3rd November 9.00am to 5.00pm.

Representatives from Buccleuch Estates will be available on viewing days to answer any questions or provide further written information. Upon arrival at the farm all interested parties should register with a representative from Buccleuch Estates before viewing.

Visiting parties are reminded that Auchenknight North is still part of an active working farming enterprise and to ensure all gates are kept closed at all times. Buccleuch Estates will not accept any responsibility for any injury sustained by individuals whilst viewing any parcel of land offered.

Any parties wishing to view outside of the block viewing days will need to make an appointment by calling the Estate Office on (01848) 600 283.

Tender application

Tenders are to be received in a sealed envelope marked clearly "Tender for Auchenknight North", to Buccleuch Estates, Drumlanrig Mains, Thornhill, Dumfries, DG3 4AG, on or before Friday 9th December 2011 at 12noon. The tender should be submitted on the prescribed forms as found in this prochure and should be supported by:

1. A brief Business Plan, giving details of the proposed farming policy, forecast profit and loss account and cashflow for the first three years of occupation on each tender.
2. Full details of capital available whether as farming stock, cash investments or other assets.
3. Details of loans required for the purchase of ingoing items or for the operation of the farming business.
4. Bank, farming and a personal reference.
5. Description of any alterations or improvements, planned to the buildings or farmhouse, together with any land improvements proposed.

All information will remain confidential.

Selection process

Once all tenders have been received a short list of applicants will be selected for interview. Thereafter, applicants will be informed whether or not they have been successful. The landlord is not bound to accept the highest or any offer.

General note

- a) Prospective applicants should note that these particulars are not intended to provide complete letting details. Applicants should give careful consideration to the terms contained in the tenancy agreement (available on the viewing day) and request further information if required.
- b) Whilst we endeavour to ensure our letting particulars are accurate and reliable, we do not guarantee their accuracy and if there is any point that is of importance to you please contact the office and we will be pleased to provide the necessary information.
- c) The letting particulars and any representations made shall not be binding whether acted on or otherwise unless the same satisfies the requirement of Section 3 of the Requirements of Writing (Scotland) Act 1995.
- d) Nothing in these particulars shall be deemed to be a statement that this property is in a good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in a good working order.
- e) The photographs depict only certain parts of the property. It should be assumed that any content/furniture, etc photographed are included in the lease. It should not be assumed that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed.
- f) Any areas, measurements, aspects or distances referred to are given as a guide only and are not precise. If such details are fundamental to a lease, tenants must rely on their own enquiries.

Useful Contacts

Buccleuch Estates

Drumlanrig Mains
Thornhill
Dumfries
DG3 4AG
(01848) 600 283
tjones@buccleuch.com

Scottish Agricultural College

First Floor
Hestan House
Crichton Estate
Dumfries
DG1 4TA
01387 261 172

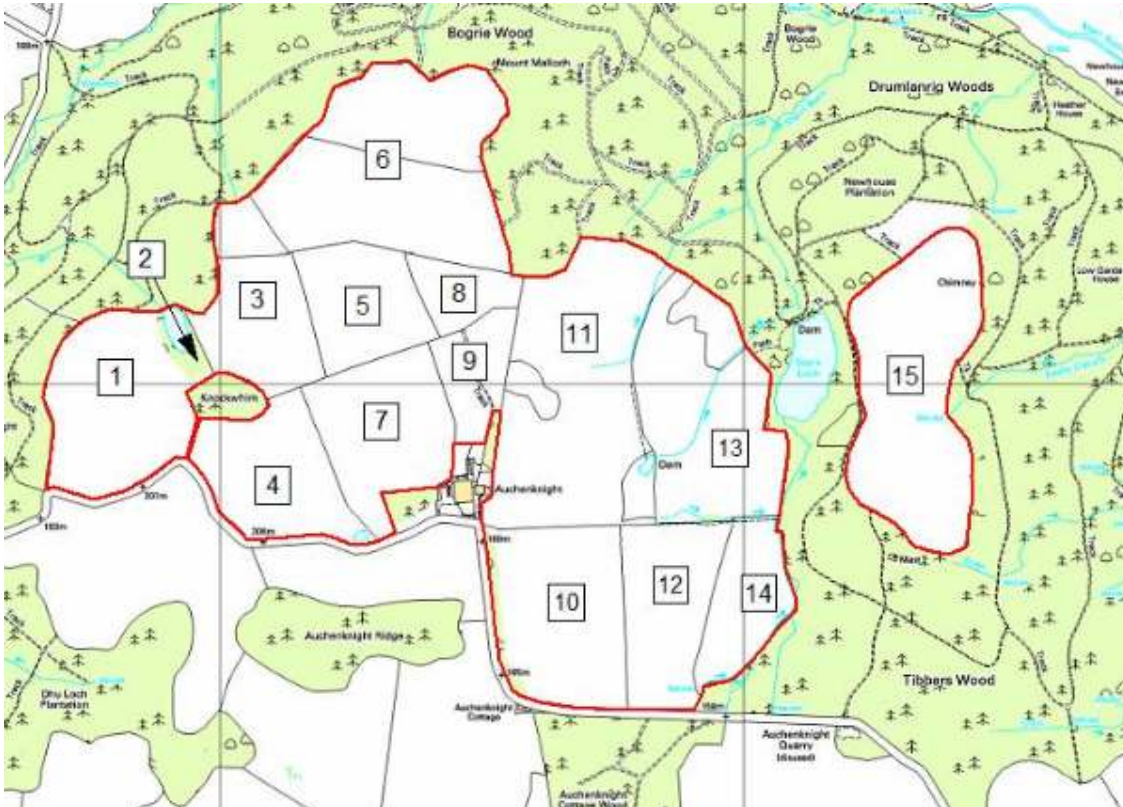
Dumfries & Galloway Council

Council Offices
English Street
Dumfries
DG1 2DD
030 33 33 3000

Buccleuch Rural Solutions

110 Drumlanrig Street
Thornhill
Dumfriesshire
DG3 5LU
01848 330 901

Farm Plan



Location Plan



Application for Tenancy of Auchenknight North, Thornhill

To: Buccleuch Estates Limited, Drumlanrig Mains, Thornhill, Dumfries, DG3 4AG

Tender Document

I/We hereby apply for a Short Limited Duration Tenancy of Auchenknight North, Thornhill from Buccleuch Estates Limited with entry at 1st February 2012.

Applicant(s):

First

Second

Name:

Address:

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Postcode:

Home Tel:

Mobile Tel:

Trading Name (if applicable).....

Details of offer £..... **PA + VAT**

I/We acknowledge that Buccleuch Estates Limited is not bound to accept this offer.

Signed:

Date:

Further copies can be obtained from the agents or will be available at viewing days.

Application for Tenancy of Auchenknight North, Thornhill

To: Buccleuch Estates Limited, Drumlanrig Mains, Thornhill, Dumfries, DG3 4AG

Personal details of applicant(s)

Please complete in capital letters.

Full Name:

Address:

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Telephone:

Email:

Age: Date of birth:

Family details (ages, names of children):

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Details of education, training and farming experience: (Please continue on separate paper if required.)

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Particulars of present holding (if applicable):

Type of farm:

Size: Type of land:

Stocking (numbers and breeds):.....

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Details of farming system (please continue on separate paper if required):

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Owner/occupier, manager, tenant:.....

Name and address of present landlord/employer (if applicable):

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Length of occupation:

Is the present holding to be vacated or retained?

References (to be attached)

Bank:

Personal:.....

Agricultural:.....