



CLONHIE FARM, THORNHILL, DUMFRIES & GALLOWAY, DG3 4NB

Extending to approximately 365.73 acres or thereabouts. To be let by tender as a whole or in two lots on a 10 Year Limited Duration Tenancy from 25th March 2012.



BUCCLEUCH
ESTATES



General Remarks

Buccleuch Estates are pleased to offer Clonhie Farm on the open market to let, as a whole or in two lots. The farm has been made available for either new entrants or as a secondary unit for an existing new entrant looking for a larger unit. As a whole, the farm extends in total to approximately 365.73 acres or thereabouts. There are significant amounts of non-productive areas with Lot One having a net farmable area extending to 233.29 acres and Lot Two of 103.61 acres respectively.

The farm is well equipped having recently been re-fenced throughout and includes a useful range of modern farm buildings. Clonhie Farmhouse is a well appointed 4 bedroom house which is also included within the tenancy.

The farm is to be let initially on a 10 year Limited Duration Tenancy, commencing March 25th 2012, Early entry will be permitted to complete field operations from 1st March onwards.

Clonhie Farm is well situated close to Penpont and Thornhill, which both offer a wide range of amenities, including local shops, public houses, restaurants, a post office and well respected primary and secondary schools. Further amenities are found approximately 16 miles distant in Dumfries, with supermarket shopping and wider national stores available.

Further details of the proposed let are below:

Clonhie Farmhouse

A Listed 4 bedroom detached house which has recently undergone a scheme of redecoration throughout, with internal descriptions :

Rear Porch

Part glazed rear door with lead insets into rear porch with tiled floor, spotlight down lighter and glazed door to

Kitchen (15' 9" x 13' 6")

With single glazed window to the rear. There is a range of fitted high and low level matching units, incorporating display cabinets and full larder style unit, heat resistant worktops, 4 ring electric hob with extractor canopy over and built in electric oven with grill. Stainless steel sink and drainer, H&C, ample power sockets and decorative tile splash back. There are a wealth of exposed ceiling beams, spotlight down lighters, vinyl floor, double radiator and timber panelling, part ceiling height with further door to utility room and larder cupboard.

Utility Room (16'3" x 7' 6")

Sash double glazed windows to side. Two Belfast style sinks, central heating boiler (oil), airing cupboard, vinyl flooring, power sockets, plumbing and drainage for washing machine.

Family Bathroom (14' 4" x 12' 3")

Walk in shower cubicle with Mira Excel Shower fitted, panelled bath with decorative tile splash back, low flush WC and pedestal wash hand basin with decorative tile splash back. Dual aspect with single glazed sash windows to side and opaque panelled single glazed window. Double radiator, spotlight down lighters and tiled floor.

Pantry (17'0" x 11'0")

With range of salting slabs, single glazed sash windows, ceiling light and point Access hatch to cock loft over.

Inner hall with under stairs storage cupboard and door leading to:

Family Room (10' 9" x 12' 8")

Single glazed sash window to the side elevation, ceiling light, ample power sockets and radiator.

Dining Room (15'5" x 13'9")

Single glazed sash window to the rear, ceiling light, double radiator and power sockets.

Living Room (15' 9" x 13' 8")

Feature fireplace with decorative wooden surround and slate hearth with open fire. Single glazed sash window with south facing view. Recessed shelving area, coved ceiling, ceiling light, power sockets, TV socket and telephone point.

Lounge (15'6" x 10'9")

Single glazed sash window to front with window seat. Ceiling light, coved ceiling, picture rail, power sockets and double radiator.

Staircase and 1st floor landing

Carpeted staircase rises to first floor landing with Velux roof window, spotlight down lighters, power sockets and doors to:

Bedroom 1 (14' 4" x 19' 2" max.)

Two single glazed bay windows to front elevation. Two fitted wardrobes with hanging rail and shelving. Ceiling light, power sockets and double radiator.

Bedroom 2 (13' 1" x 21' 4" max.)

Two single glazed sash windows to front. Fitted wardrobe with hanging rail and shelf. Double radiator, power sockets and ceiling light.

Bedroom 3 (11' 4" x 7' 4")

Single glazed sash window to front, single radiator and power socket.

Secondary staircase from kitchen to:

Storage room (10' 2" x 16' 1")

Bedroom Number 4 (13' 3" x 16' 2")

Velux window, electric heater and power socket.

Front Entrance Porch with light

Garden

Parking is afforded to the side of the house. Gardens are situated to the front and comprise a generous lawned garden, gravel patio with sandstone flags, bordered on two sides with established borders and stone dyke with a pedestrian gate. The garden is south facing.

Area

Clonhie Farm extends to approximately 365.73 acres in total, divided into two lots as detailed below. The land lies in a ring fence and is shown overleaf, with Lot One edged in red and Lot two in blue. The land is all laid to grass and varies between improved grassland to rough grazing as detailed in the schedule.

There are handling facilities for cattle and sheep situated at the farm which will serve Lot One. There are water points situated throughout the farm supplied from the farm borehole.

Should the farm be let in two lots, a new track will be constructed between the points A-B on the plan shown overleaf.

Lot 1

Field Count	Field Identifier	Area (Ha)	Area (Ac)	Grazing (Ha)	Grazing (Ac)	Field Type
1	NX/83423/96504	2.71	6.70	2.12	5.24	Permanent Pasture
2	NX/83475/96575	0.49	1.21	0.00	0.00	Wetland
3	NX/83579/96697	5.91	14.60	5.91	14.60	Rough Grazing
4	NX/83645/96417	7.37	18.21	6.84	16.90	Rough Grazing
5	NX/83652/96201	3.48	8.60	3.37	8.33	Permanent Pasture
6	NX/83712/96790	2.69	6.65	2.64	6.52	Permanent Pasture
7	NX/83725/95960	2.65	6.55	2.65	6.55	Permanent Pasture
8	NX/83793/96205	1.78	4.40	1.65	4.08	Improved Grazing
9	NX/83806/96332	0.83	2.05	0.83	2.05	Permanent Pasture
10	NX/83818/96893	3.43	8.48	3.38	8.35	Improved Grazing
12	NX/83849/96508	0.32	0.79	0.00	0.00	Wetland
13	NX/83853/96620	5.53	13.66	5.37	13.27	Permanent Pasture
14	NX/83881/96320	0.04	0.10	0.00	0.00	Wetland
15	NX/83884/96109	3.78	9.34	3.73	9.22	Improved Grazing
16	NX/83889/97058	4.16	10.28	4.16	10.28	Improved Grazing
17	NX/83954/96484	0.72	1.78	0.00	0.00	Wetland
18	NX/83966/96379	1.44	3.56	0.80	1.98	Rough Grazing
20	NX/84004/96566	1.51	3.73	0.00	0.00	Non Harvestable Crop
22	NX/84032/96848	5.11	12.63	4.95	12.23	Rough Grazing
23	NX/84051/96212	2.73	6.75	2.51	6.20	Permanent Pasture
24	NX/84060/97133	5.22	12.90	5.22	12.90	Permanent Pasture

27	NX/84163/96560	6.99	17.27	4.55	11.24	Permanent Pasture
28	NX/84165/96307	1.90	4.69	1.90	4.69	Permanent Pasture
30	NX/84202/96794	3.42	8.45	3.42	8.45	Permanent Pasture
31	NX/84214/97001	4.35	10.75	4.35	10.75	Permanent Pasture
32	NX/84236/96361	2.29	5.66	1.82	4.50	Improved Grassland
35	NX/84363/96542	3.74	9.24	2.83	6.99	Permanent Pasture
37	NX/84391/96828	6.08	15.02	6.00	14.83	Permanent Pasture
38	NX/84477/97050	4.65	11.49	4.60	11.37	Rough Grazing
39	NX/84505/96487	4.71	11.64	3.83	9.46	Permanent Pasture
40	NX/84554/96953	0.37	0.91	0.00	0.00	Wetland
41	NX/84558/96794	4.98	12.31	4.98	12.31	Rough Grazing
	Total	105.38	260.39	94.41	233.29	

Lot 2

Field Count	Field Identifier	Area (Ha)	Area (Ac)	Grazing (Ha)	Grazing (Ac)	Field Type
11	NX/83825/95836	2.77	6.84	2.77	6.84	Permanent Pasture
19	NX/83979/95776	3.44	8.50	3.44	8.50	Improved Grazing
21	NX/84032/95955	4.54	11.22	4.54	11.22	Improved Grazing
25	NX/84129/95651	4.08	10.08	4.08	10.08	Rough Grazing
26	NX/84153/95437	2.79	6.89	2.73	6.75	Permanent Pasture
29	NX/84178/96056	3.59	8.87	3.22	7.96	Permanent Pasture
33	NX/84274/95536	3.20	7.91	3.20	7.91	Improved Grazing
34	NX/84312/95803	10.49	25.92	10.22	25.25	Permanent Pasture
36	NX/84375/96157	7.73	19.10	7.73	19.10	Permanent Pasture
	Total	42.63	105.34	41.93	103.61	

Buildings

There is a useful range of modern buildings as detailed below and shown on the Block Plan overleaf. The buildings hatched in red are considered as redundant and have been excluded from the tenancy. All building codes detailed below relate to the plan shown overleaf.

Court (23m x 20.5m) (Code 2)

Steel portal frame building with part concrete block part tin walls under fibre cement roof. Cattle building with central feed barrier and water troughs.

Cubicle Court (24.5m x 21.5m) (Code 10)

Steel portal frame building with cubicles and feed passage.

Slatted Cubicle Court (21.5m x 14m) (Code 10A)

Steel portal frame cubicle shed with concrete slats. The shed opens into building 10 and 11.

Cubicle Court (38m x 16m) (Code 11)

Steel portal frame with cubicles and feed barrier to the front.

Hayshed (17.5m x 5.5m) (Code 3)

Steel portal frame with opening to the front. Tin sheet sides and roof with earth floor.

Slurry Store (Code 12)

Slurry tower with pto driven pump.

Silage Pit (Code 13)

Earth bank walls with concrete floor.

SRDP

Buccleuch Estates were successful in securing funding under the SRDP for a scheme at Clonhie Farm in 2010. The scheme will continue during the tenancy with the tenant agreeing to abide by all of the conditions as detailed in the agreement. A copy of the full agreement will be available for inspection during the viewing days, and also from the Estate Office by appointment.

Buccleuch Estates will continue to be engaged as a contractor by the tenant to fulfil the annual maintenance obligations and capital works as required until the end of the scheme. The annual payments are to be claimed by the tenant and reimbursed to the estate upon receipt. A SRDP plan is shown overleaf.

Prospective tenants should also be aware that The Clonhie Trail passes through Lots one and two which allows open access along the path as marked on the plan.

Single Farm Payment

There will be no entitlements transferred from the landlord to the tenant in respect of land at Clonhie Farm.

Nitrate Vulnerable Zone

Clonhie Farm is situated within the Lower Nithsdale Nitrate Vulnerable Zone.

Tenancy

Clonhie Farm is to be let by way of a Limited Duration Tenancy under the Agricultural Holdings (Scotland) Act 2003 for a term of 10 years with entry on 25th March 2012 as a whole or in two lots. Sub-letting of any part will not be permitted without the prior consent of the Landlord, which will not be considered in respect of the Farmhouse.

Rent

The annual rent shall be the sum as may be offered and agreed, payable half yearly in advance in two equal instalments on 25th March and the 25th September, the first payment being due upon entry, 25th March 2012. Reviews of the rent will be undertaken every five years. 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.

Tenancy

A draft of the Limited Duration Tenancy will be available for inspection on the viewing days or at the Estate Office.

Improvements and Repairs

The incoming tenant accepts that the buildings, farmhouse, 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.

Services

Clonhie Farm is served by a private water supply through a borehole. The house benefits from mains electricity, telephone and oil fired central heating. Drainage is to a septic tank.

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. As part of the SRDP scheme, several information boards were erected at the farm and a bus park created. 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 9.00 am to 5.00 pm

Thursday 3rd November 9.00 am to 5.00 pm.

The farmhouse is currently let separately from the farm and will be available to view strictly by appointment.

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 the farm is an active working farm 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 the farm.

Any parties wishing to view outside of the block viewing days will need to make an appointment with the Estate Office on (01848) 600283.

Tender application

Tenders are to be received in a sealed envelope marked clearly "Tender for Clonhie Farm", to Buccleuch Estates, Drumlanrig Mains, Thornhill, on or before Monday 9th January 2012 at 12noon. The tender should be submitted on the prescribed Tender Forms enclosed and should be supported by:

1. A brief Business Plan, giving details of the proposed farming policy, forecast profit and loss account and cash flow for the first three years of occupation at Clonhie Farm.
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, 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.

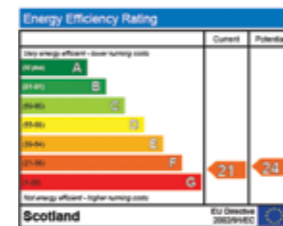
Useful Contacts

Buccleuch Estates

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

Dumfries & Galloway Council

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

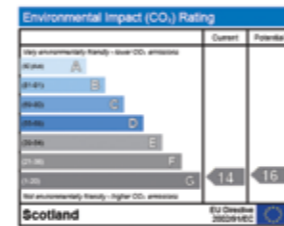


Buccleuch Rural Solutions

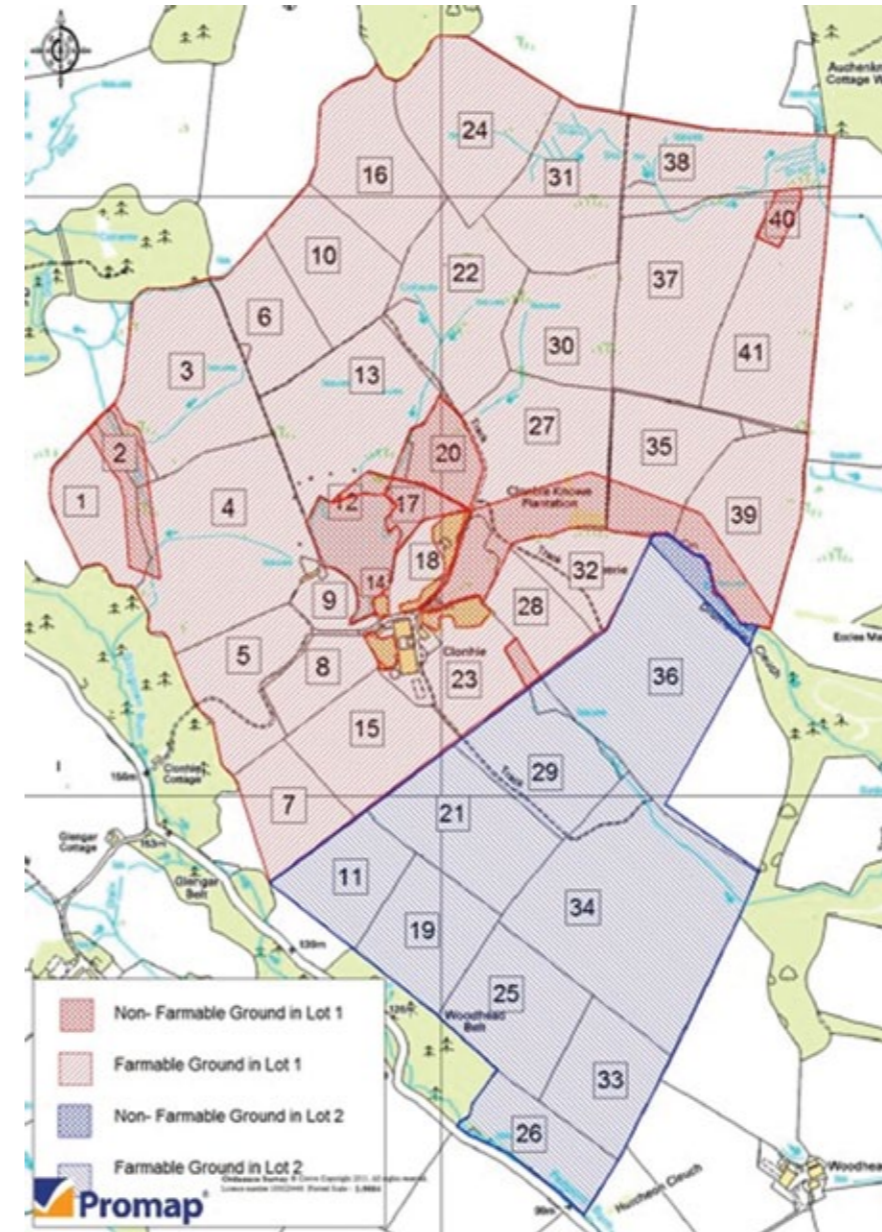
110 Drumlanrig Street
Thornhill
Dumfriesshire
DG3 5LU
(01848) 330 901

Scottish Agricultural College

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



Farm Plan



Building Plan, Clonhie Farm



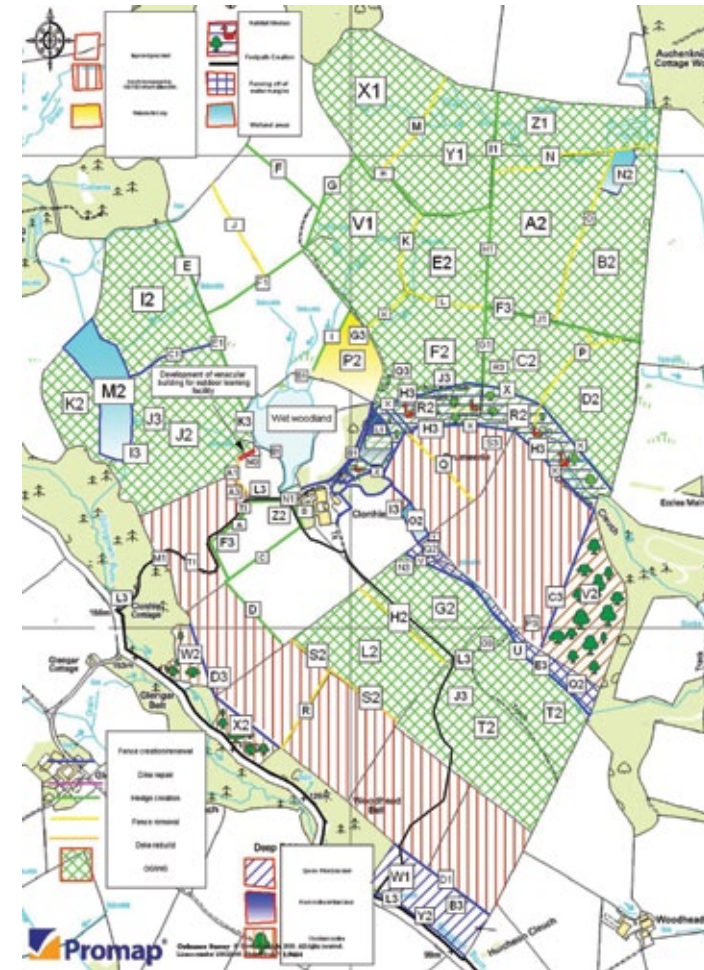
All buildings hatched in red are excluded from the tenancy. If Lot 2 is let separately then Line A-B will provide access to this area.



Location Map



SRDP Plan



Buccleuch Estates

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www.buccleuch.com



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