



DRUMCORK FARM, THORNHILL, DUMFRIES & GALLOWAY, DG3 5ED

Extending to approximately 283 acres or thereabouts. To be let by tender as a whole or in three lots on a Five Year Short Limited Duration Tenancy from 25th March 2012.



BUCCLEUCH
ESTATES



General Remarks

Buccleuch Estates Limited are offering Drumcork Farm to the open market. The Farm is available as a whole or in three lots on a five year short limited. By splitting the farm, New Entrants have the opportunity to enter the farming industry.

Lot 1 extends to approximately 47 acres or thereabouts, Lot 2, including two substantial sheds and approximately 114 acres and finally Lot 3 offering 122 acres or thereabouts of mixed arable and grazing land.

All lots of land are in close proximity to Thornhill (see location plan overleaf) which offers 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 supermarket shopping and wider national stores available.

Although no house is included within the tenancy, there are other residential properties on the Estate which could be let on a separate Short Assured Tenancy.

Drumcork Farm will be available for occupation from 25th March 2012, either as a whole in three lots. Further details of the proposed let are below:

Buildings

There are two buildings available with the let of Drumcork Farm, available in Lot 1 as shown on the Block Plan overleaf. These are detailed as follows:

Cattle Court (Code 15)

A functional 30m x 25m modern loose housing, steel portal framed cattle court. The building holds an adequate raised central feeding alley and acquires both mains water and electricity.

General Purpose Shed (Code 20)

Buccleuch Estates plan to finish the construction of this modern steel portal framed building prior to the commencement of the tenancy. At 18m x 30m, this building has the potential to provide again good cattle housing.

Cattle handling pens

Good quality handling pens with a race and yolk.

Feed Silo

A feed silo is provided within the tenancy. Although not on the plan overleaf, it currently lies to the west elevation of building 15.



Cattle Court (Code 15)



General Purpose Shed (Code 20)



Cattle handling pens

Area

Lot 1				
Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
1	NX/88172/97447	2.43	6.00	Pasture
2	NX/88062/97029	6.87	16.98	Arable
3	NX/88208/96810	9.01	22.26	Arable
4	NX/88357/97003	8.01	19.79	Pasture
5	NX/88567/96991	3.32	8.20	Pasture
6	NX/88589/96444	9.27	22.91	Arable
7	NX/88697/96632	7.31	12.06	Arable
Total		46.22	114.21	

Lot 2				
Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
8	NX/88385/97414	11.69	28.89	Pasture
9	NX/88714/97061	7.33	18.11	Arable
10	NX/88798/96827	0.67	1.66	Pasture
11	NX/88909/96907	2.55	6.30	Pasture
12	NX/88970/97127	6.5	16.06	Pasture
13	NX/89098/97301	3.09	7.64	Pasture
14	NX/89209/97155	3.05	7.54	Pasture
15	NX/89041/96798	2.29	5.66	Pasture
16	NX/89239/96840	4.58	11.32	Arable
17	NX/89390/97005	7.61	18.80	Pasture
Total		49.36	121.97	

Lot 3				
Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
18	NX/87818/97859	9.55	23.60	Arable
19	NX/87698/97604	6.4	15.81	Pasture
20	NX/87875/97508	2.98	7.36	Pasture
Total		18.93	46.77	

Total of all three lots if the farm were to be tendered for as a whole:

114.51 Ha

282.95 Acres

Buccleuch Estates do not have the past cropping of Drumcork Farm therefore all cropping information is from what is evident on the ground at the end of 2011. All lots are shown on the plan available overleaf.

Grant Schemes

Drumcork Farm 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 land at Drumcork Farm.

Nitrate Vulnerable Zone

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

Tenancy

Drumcork Farm 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 five years with a view to extend. There will be no rent review during the initial five year term. Entry will be on 25th March 2012.

A draft of the Short Limited Duration Tenancy will be available for inspection on the viewing days or at the Agent's office.

Residential Accommodation

There is no farmhouse available with the let, however at the time of let there may be properties available on the Queensberry Estate which would be let under a Short Assured Tenancy under the Housing (Scotland) Act 1988.

Rent

The annual rent shall be the sum as may be offered and agreed, payable half yearly in advance in two equal instalments on the 25th March and 25th September, the first payment being due upon entry, 25th March 2012. There will be no rent reviews within the five 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 buildings (if tendered for), 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

Drumcork Farm is served by mains water (Scottish Water) and Mains Electricity (currently British Gas).

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 the lots are 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 Drumcork Farm" to Buccleuch Estates, Drumlanrig Mains, Thornhill, Dumfries, DG3 4AG, 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 cashflow for the first three years of occupation at Drumcork 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 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

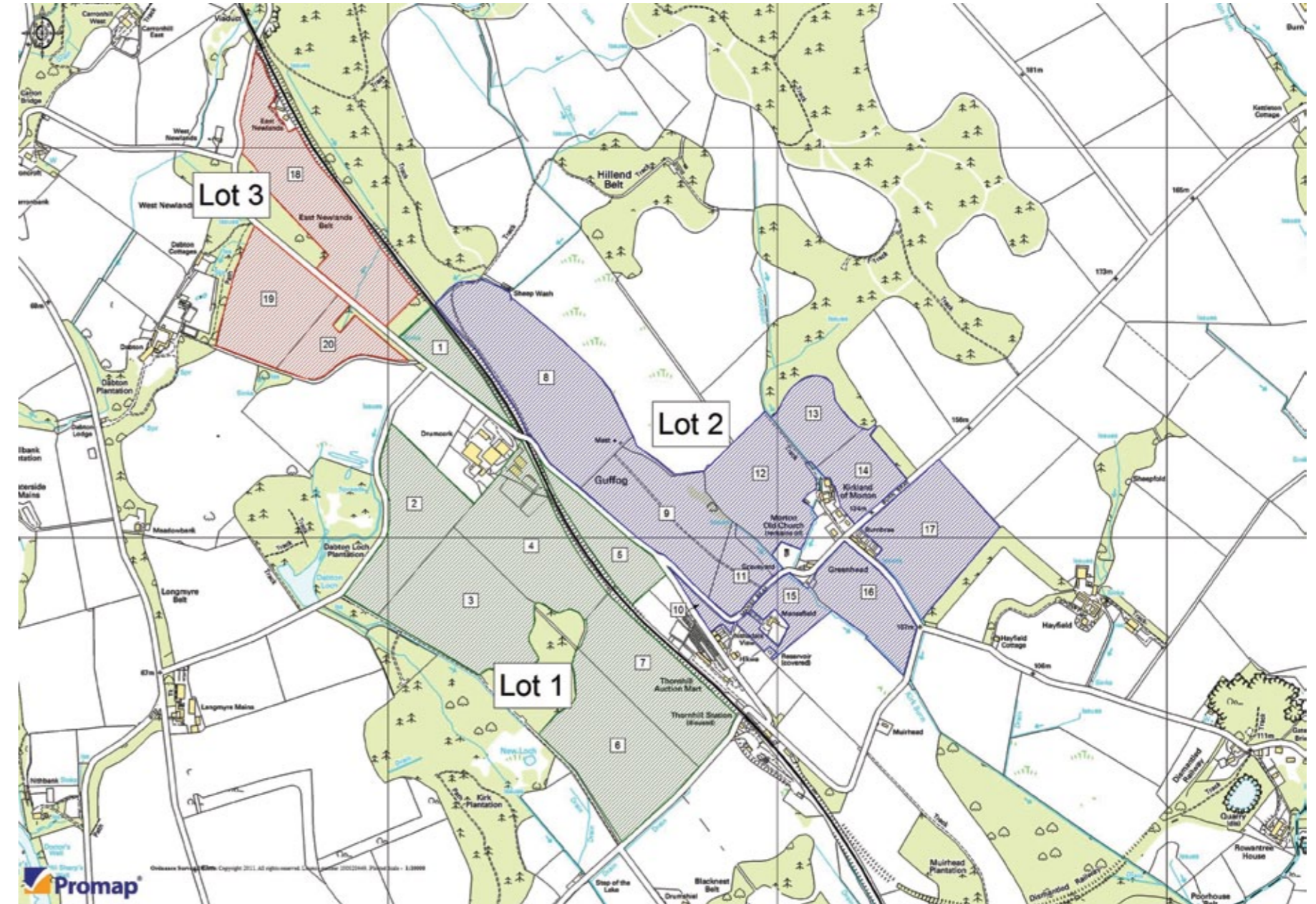
Dumfries & Galloway Council
Council Offices
English Street
Dumfries
DG1 2DD
030 33 33 3000

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

Scottish Water
Marchmount
House
Dumfries
DG1 1PW

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

Farm plan



Location plan for Drumcork Farm: DG3 5ED



Schedule of Buildings



Buccleuch Estates

Drumlanrig Mains Thornhill Dumfries DG3 4AG
Tel +44 (0)1848 600 283 Fax +44 (0)1848 600 244

www.buccleuch.com



**BUCCLEUCH
ESTATES**