



15 Lots in the Thornhill Area, Dumfries and Galloway

Extending to approximately 1,350 acres split into 15 lots ranging between 76 acres to 199 acres or thereabouts of both arable and grazing ground.

To be let by tender as separate lots or an amalgamation of preferred lots together on a 5 year Short Limited Duration Tenancy from 1st February 2012



BUCCLEUCH
ESTATES

Schedule of Lots

Lot Number	Name	Description	Area	
			Ha	Acres
1	Holestane West	Mixed Grazing and Arable	51.33	126.83
2	Holestane North	Grazing	31.03	76.67
3	Holestane Central	Grazing	50.14	123.89
4	Buildings at Holestane			
5	Holestane East	Mixed Grazing and Arable	47.36	117.03
6	Holestane South	Mixed Grazing and Arable	54.59	134.89
7	Cairnpark	Arable	80.38	198.61
8	Drum West	Grazing	43.48	107.44
9	Drum East	Grazing	57.58	142.28
10	Dabton	Grazing	23.70	58.56
11	Buildings at Waterside Mains			
12	Waterside Mains	Mixed Grazing and Arable	56.52	139.66
13	Buildings at Langmyre			
14	Langmyre	Mixed Grazing and Arable	69.83	172.55
15	Back Holm	Arable	14.01	34.62
Total			549.94	1,358.93

The land, in total, amounting to 549.94 ha (1,358.93 acres) including three sets of buildings, is available in 15 lots.

General Remarks

Buccleuch Estates Limited is offering a diverse range of land and buildings to the open market.

In the past, the land and buildings were used for the in-hand farming activities on the Estate. Due to business restructuring, these assets have become available and provide an excellent opportunity for additional land to farming enterprises or a great starter parcel of land for new entrants.

The previous use across all of this land has been predominantly commercial arable (Wheat, Barley, Beans and Oil Seed Rape), breeding sheep and finishing cattle enterprises. All lots sit conveniently in close proximity to both the A702 (Dalveen Pass) and the A76 (Dumfries to Kilmarnock). All land lies within 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 supermarket shopping and wider national stores available.

The lots vary from good arable ground, to permanent pasture. Three of the lots are buildings which can be tendered for separately to support the bare land lots. All 15 lots will be available for occupation from 1st February 2012, either as separate lots or an accumulation of lots. Earlier entry can be gained for field operations if necessary.

The location of all above lots can be viewed in the loose map attached in the back of this brochure.

Lot 1 – Holestane West

Holestane West amounts to 51.33ha (126.84acres) and is predominantly grazing with 15.84ha (39.14 acres) of arable land. The land benefits from access via a hard-core track to each field.

Water is available from a natural source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
1	NS/86180/00438	15.84	39.14	2008 – Spring Barley 2009 – Spring Beans Dried 2010 – Winter Wheat 2011 – Spring Barley
2	NS/86199/00918	14.76	36.47	Improved Pasture
3	NS/86199/00918	8.09	19.99	Permanent Pasture
4	NS/86428/01681	12.64	31.23	Permanent Pasture
Total		51.33	126.84	

Lot 2 – Holestane North

Holestane North amounts to 31.03 ha (76.67 acres) grazing land. The land benefits from access via a hard-core track to each field separately. Water is available from a natural source.

Cattle handling facilities are available with this lot. Prospective tenants must state on the tender return whether sheep handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
5	NS/86662/01548	15.92	39.34	Improved Pasture
6	NS/86873/01589	15.11	37.34	Improved Pasture
Total		31.03	76.67	

Lot 3 – Holestane Central

Holestane Central amounts to 50.14ha (123.89 acres) grazing land. The ground benefits from access via a hard-core track and road-side access.

Water is available from a natural source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
7	NS/86874/00831	5.39	13.32	2008/09 – Grass 2010/11 – Kale
8	NS/86629/00361	10.14	25.06	2008 – Turnips Stubble 2009/10 – Kale 2011 - Grass
9	NS/86930/00438	13.22	32.67	Pasture
10	NS/87164/00619	7.53	18.61	Pasture
11	NS/87322/00729	5.46	13.49	2008 – Winter Wheat 2009/10 – Winter Barley 2011 - Grass
12	NS/87198/00207	3.20	7.91	Pasture
13	NS/86999/00035	4.58	11.32	Pasture
14	NS/87218/00043	0.62	1.53	Pasture
Total		50.14	123.89	



Lot 4 –Buildings at Holestane

Grain Store (Code 2)

A modern steel framed shed extending to 23m x 23m, ventilated, providing good storage for grain. The shed is split into 8 separate bays. Mains electricity is supplied to the shed.

Straw Shed (Code 3)

The building extends to 32m x 10m with a hard-core floor.

Lot 5 – Holestane East

Holestane East amounts to 47.36 ha (117.03 acres) grazing land. The land benefits from access via a hard-core track. Water is available from a natural source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
15	NS/87187/01660	11.30	27.92	Pasture
16	NS/87518/01261	16.38	40.47	2008 – Winter Barley 2009 – Winter Rape 2010 – Winter Wheat 2011 – Winter Barley
17	NS/87683/00873	5.35	13.22	2008 – Winter Wheat 2009 – Winter Barley 2010 – Winter Barley 2011 – Winter Barley
18	NS/87516/00755	9.47	23.40	2008 – Winter Wheat 2009 – Winter Barley 2010 – Winter Barley 2011 – Winter Barley
19	NS/87492/00404	4.86	12.01	2011 – Winter Barley
Total		47.36	123.89	

Lot 6 – Holestane South

Holestane South amounts to 54.59ha (134.89 acres) and is predominantly grazing with 8.74ha (21.60 acres) of arable land. The land benefits from road side access.

Water is available from a natural source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
20	NX/86875/99815	15.68	38.75	Pasture
21	NX/87023/99372	23.87	58.98	Pasture
22	NX/87324/99805	2.02	4.99	Pasture
23	NX/87255/99407	4.28	10.58	Pasture
24	NX/87025/98890	8.74	21.6	2008 – Winter Barley 2009 – Winter Barley 2010 – Winter Barley 2011 – Winter Rape
Total		54.59	134.89	

Lot 7 – Cairnpark

Cairnpark amounts to 80.38ha (198.61 acres) of productive arable ground. The land benefits from road side access or access via a hard-core track.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
25	NX/86008/99198	21.9	54.11	2008 - Winter Wheat/ Mustard Seed Setaside 2009 - Winter Barley/ Mustard Seed Setaside 2010 - Mustard Seed Setaside/Winter Rape 2011 - Winter Wheat/ Mustard Seed Setaside
26	NX/86668/99475	12.41	30.67	2008/09 - Winter Barley 2010 - Kale 2011 - Spring Barley
27	NX/86588/99009	17.33	42.82	2008 – Winter Baley 2009 – Spring Barley/Kale 2010 – Unallocated 2011 - Spring Barley
28	NX/86486/98419	12.56	31.04	2008 – Winter Barley 2009 – Spring Beans Dried 2010 – Winter Wheat 2011 – Winter Barley
29	NX86529/97850	16.18	39.98	2008 – Winter Barley 2009 – Spring Beans Dried 2010 – Winter Wheat 2011 – Winter Barley
Total		80.38	198.61	

Lot 8 – Drum West

Drum West amounts to 43.07 ha (106.42 acres) grazing land. The land benefits from road side access.

Water is available from a natural source.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
30	NS/87837/00442	6.07	15.00	Pasture
31	NS/87734/00178	7.00	17.30	Pasture
32	NX/87591/99868	10.13	25.03	Pasture
33	NX/87508/99590	8.48	20.95	Pasture
34	NX/87281/98957	8.56	21.15	Pasture
35	NX/87418/99867	2.83	6.99	Pasture
Total		43.07	106.42	





Lot 9 - Drum East

Drum East amounts to 57.58 ha (142.28 acres) grazing land with 20.92ha (51.69 acres) used for the successful production of Kale last year. The land benefits from road side access.

The landlord reserves the right during of the tenancy to take Field 38 (NX/88083/99789, 5.4ha) out of agricultural production within the five year term and therefore out of the tenancy. The rent will be adjusted at this time pro-rata.

Water is available from a natural source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
36	NS/88055/00254	11.98	29.60	2009 – Kale 2010 onwards – Grass
37	NX/87855/99724	12.91	31.90	2008/09 – Grass 2010/11 - Kale
38	NX/88083/99789	5.4	13.34	Pasture
39	NX/87742/99322	4.87	12.03	Pasture
40	NX/87949/99415	3.27	8.08	2008/09 – Grass 2010/11 - Kale
41	NX/87610/98951	11.28	27.87	Pasture
42	NX/87828/99088	4.74	11.71	2008/09 – Grass 2010/11 - Kale
43	NX/87794/98828	3.13	7.73	Pasture
Total		57.58		

Lot 10 – Dabton

Dabton amounts to 23.70 ha (58.56 acres) grazing land. The land benefits from road side access.

Water is available from a mains source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
44	NX/87497/98145	9.56	23.62	Pasture
45	NX/87369/97884	7.74	19.13	Pasture
46	NX/87184/97745	6.4	15.81	Pasture
Total		23.70	58.56	

Lot 11 – Buildings at Waterside Mains

General Purpose Building (Code 10)

Measuring at approximately 24m x 9m this steel framed building provides excellent accommodation either as a general purpose building or converted into cattle housing. The building benefits from mains electricity.

Cubicle Shed (Code 12)

The provision of in and around 110 cubicles within a 26m x 23m shed provides great housing for cattle. Mains water and electricity are supplied.

Silage Clamp (Code 14)

Approximately 37m x 14m.

Slurry Store (Code 13)

Capacity: 1,100m³ approximately.

Lot 12 – Waterside Mains

Waterside Mains amounts to 56.52 ha (139.66 acres) of predominantly arable land with 8.21ha (20.29 acres) grazing land. The land benefits from road side access.

Water is available from a mains source.

Handling facilities are not available with this lot. Prospective tenants must state on the tender return whether handling facilities are required or not.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
47	NX/87051/97522	5.65	13.96	2008 – 2010 – Grass 2011 – Spring Barley
48	NX/86954/97390	0.82	2.03	Pasture
49	NX/86954/97288	0.68	1.68	Pasture
50	NX/87166/97357	1.62	4.00	Pasture
51	NX/87082/97139	3.18	7.86	Pasture
52	NX/87217/97164	2.91	7.19	Pasture
53	NX/86923/96699	13.39	33.09	2009 – Woods Scheme 2010 – Spring Barley 2011 – Spring Barley
54	NX/87140/96903	2.91	7.19	2009 – Winter Wheat 2010 – Winter Barley 2011 – Winter Barley
55	NX/87264/96948	2.61	6.45	2009 – Winter Wheat 2010 – Winter Barley 2011 – Winter Barley
56	NX/87150/96648	5.87	14.50	2009 – Winter Wheat 2010 – Winter Barley 2011 – Winter Barley
57	NX/87327/96682	4.66	11.51	2009 – Winter Wheat 2010 – Winter Barley 2011 – Winter Barley
58	NZ/87378/96148	12.22	30.20	2008 – Winter Wheat 2009 – Winter Barley 2010 – Spring Beans Dried 2011 – Winter Wheat
Total		56.52	139.66	

Lot 13 – Buildings at Langmyre

General Purpose Shed (Code 7)

This shed has been used in the past to house straw and machinery, extending to 17m x 17m approximately.

Secure Shed (Code 8)

Measuring 21m x 11m, this shed provides good secure, weather tight storage. Mains electricity is provided.

Straw/Hay Shed (Code 11)

An open sided straw/hay shed at approximately 36m x 15m

Lot 14 – Langmyre

Langmyre amounts to 69.83ha (172.55 acres) of predominantly arable land with 14.68 (36.27 acres) grazing land. The land benefits from road side access.

Water is available from a mains source.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
59	NX/87478/97300	6.99	17.27	2008 – Spring Barley 2009/10 – Winter Barley 2011 – Spring Barley
60	NX/87562/97137	6.79	16.78	Pasture
61	NX/87867/97319	7.89	19.50	Pasture
62	NX/87566/96850	8.24	20.36	2008/09 – Spring Barley 2010 – Kale 2011 – Spring Barley
63	NX/87592/96624	3.82	9.44	2008 – Winter Wheat 2009/10 – Winter Barley 2011 – Spring Beans Dried
64	NX/87831/96701	4.34	10.72	2008 – Winter Wheat 2009 – Winter Barley 2010 – Winter Rape 2011 – Winter Wheat
65	NX/87818/96402	15.43	38.13	2008 – Spring Barley 2009 – Spring Beans Dried 2010 – Winter Wheat 2011 – Winter Barley
66	NX/87682/96147	16.33	40.35	2008 – Winter Barley 2009 – Winter Rape 2010 – Winter Wheat 2011 – Winter Barley
Total		69.83	172.55	



Lot 15 – Back Holm

Back Holm amounts to 14.01ha (34.62acres) of productive arable land. The land benefits from road side access.

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
67	NX/86222/94697	14.01	34.62	2008 – Spring Beans Dried 2009 – Winter Wheat 2010 – Winter Barley

Grant Schemes

All lots are not subject to any grant schemes.

Single Farm Payment

There will be no entitlements transferred from the landlord to the tenant in respect of any lot.

Nitrate Vulnerable Zone

All lots are situated within the Lower Nithsdale Nitrate Vulnerable Zone.

Tenancy

All lots are 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. Entry will be on 1st February 2012. Multiple lots can be tendered for, which is to be indicated in the tender application. 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 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.

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 Lot Number XX” (relative lots to be inserted), 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 Appendix 1 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

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

Buccleuch Rural Solutions

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





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