



TIBBERS FARM, THORNHILL, DUMFRIES & GALLOWAY, DG3 4AF

Extending to approximately 490 acres or thereabouts. To be let by tender as a whole on a Five Year Short Limited Duration Tenancy from 1st February 2012.



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General Remarks

Buccleuch Estates Limited are offering Tibbers Farm, regarded as one of the best farming units in Nithsdale, to the open market.

The farm itself extends to approximately 490 acres or thereabouts. There is an extensive range of modern farm buildings, coupled with the land, providing opportunities for the farm to either carry on as an arable beef and sheep unit or to return to its prior use as a dairy farm.

Tibbers Farm is well situated close to Thornhill (please see overleaf for a location plan), 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.

There is an appropriate house included within the tenancy, which has also undergone major refurbishment recently and provides generous living accommodation including two reception rooms and three bedrooms, garden and views over the adjoining fields. The buildings are well equipped and suited for modern farming practices. There is a small range of traditional buildings which are excluded from the tenancy.

Tibbers Farm will be available for occupation from 1st February 2012, either as a whole. Further details of the proposed let are below.

Tibbers Farmhouse

Council Tax Band D – currently amounting to £1,231.16 p.a. (2011/2012 price)

Entrance Porch

Approach from the solid wood door into rear porch with tiled floor, ceiling light and door into kitchen.

Kitchen

11ft 1in x 13ft 3in with fitted range of matching high and low level units with decorative tile splashback. Heat resistant worktop, stainless steel sink & drainer, wiring and space for electric cooker. Plumbing and space for washing machine. Spotlight downlighters. Dual aspect single glazed panel windows and double opening doors to dining room and further door to inner hall.

Dining Room

13ft 6in x 14ft 6in with dual aspect windows. Feature fireplace with wooden surround and raised tiled hearth. Door to inner hall.

Front Reception Porch and inner hall

Solid wood door. Single panelled radiator. From the inner hall carpeted staircase rises to 1st floor. Split level. Off the main landing is a walk in storage cupboard and door to Bedroom 2. Split level landing to Bedroom 3.

Living Room

Door from inner hall. Measures 15ft 2in x 14ft 1in. Dual aspect. Open fire with solid wood mantel and raised hearth with open grate. Double radiator, power sockets, ceiling light.

Downstairs Bathroom

10ft 5in x 6ft 8in. Plain panelled single glazed window. Fitted suite in white comprising pedestal wash hand basin, H&C, panelled bath, H&C, with Mira Sport shower and glazed shower screen to side. Low flush WC. Radiator, tiled floor, extractor fan, spotlight downlighter.

Under stair storage area

Vinyl floor

Bedroom Number 1

13ft 4in x 13ft 9in with attractive window and views to farmland. Double radiator, single power sockets and TV aerial point.

Bedroom Number 2

11ft 1in x 13ft 4in. Single glazed panel window, two recess wardrobes with storage cupboard over. Ceiling light, power sockets, radiator and TV aerial point.

Bedroom Number 3

10ft 9in x 8ft 2in. Single glazed panel window. Power sockets, ceiling light. Airing cupboard with hot water cylinder.

General

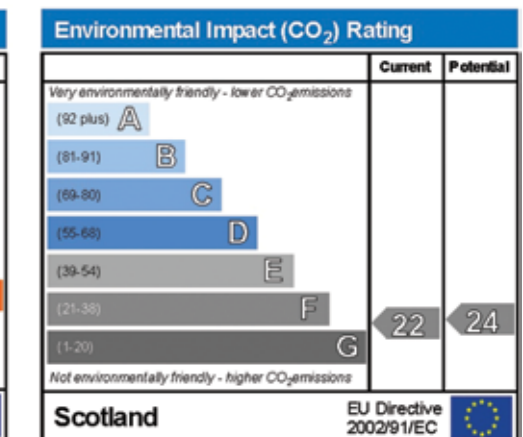
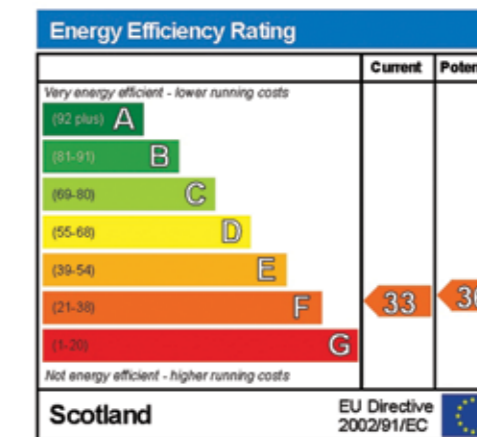
Attached to the rear of the house is the boiler house with the oil fired boiler supplying hot water and central heating. Power socket.

Also former toilet, now used for coal store, attached to house.

Outside tap.

Lawned gardens surrounding the house, flanked by metal railings and a range of trees.

Detached wooden garage.



Area

Tibbers Farm extends to approximately 490 acres or thereabouts as shown detailed in the schedule below:

Map Field Number	FID Number	Area		Cropping
		Ha	Acres	
1	NX/86263/97543	13.79	34.08	Pasture
2	NX/86012/97412	14.29	35.31	Pasture
3	NX/85870/97222	7.61	18.80	Pasture
4	NX/86646/97308	25.26	62.42	2008 - Grass 2009 - Spring Barley 2010 - Spring Barley 2011 - Spring Barley
5	NX/85638/97022	13.58	33.56	Pasture
6	NX/86244/96996	1.31	3.24	Pasture
7	NX/85895/96773	5.58	13.79	Pasture
8	NX/86177/96777	0.9	2.22	Pasture
9	NX/86388/96893	5.86	14.48	Pasture
10	NX/85766/96529	7.54	18.63	2008 - Grass 2009 - Winter Wheat 2010 - Winter Barley 2011 - Spring Barley
11	NX/86091/96523	1.75	4.32	Pasture
12	NX/86428/96616	17.15	42.38	2008 - Grass 2009 - Spring Barley 2010 - Spring Barley 2011 - Winter Wheat
13	NX/85946/96202	5.04	12.45	Pasture
14	NX/86102/96285	3.86	9.54	Pasture
15	NX/86579/96313	17.55	43.37	2008 - Spring Barley 2009 - Winter Barley 2010 - Winter Barley 2011 - Spring Barley
16	NX/86104/95880	11.96	29.55	2008 - Spring Beans Dried 2009 - Winter Wheat 2010 - Winter Barley 2011 - Winter Barley

17	NX/86299/96022	7.87	19.45	2008 - Spring Beans Dried 2009 - Winter Wheat 2010 - Winter Barley 2011 - Winter Barley
18	NX/86494/95908	2.45	6.05	Pasture
19	NX/86777/95923	18.41	45.49	2008 - Spring Barley/ Woods Scheme 2009 - Spring Barley/ Woods Scheme/ Grass 2010 - Winter Barley/ Woods Scheme/ Grass 2011 - Winter Barley/ Woods Scheme/ Grass
20	NX/87025/95946	0.94	2.32	N/A
21	NX/86330/95722	8.02	19.82	2008 - Mustard Seed Se- taside 2009-2011 - Grass
22	NX/86871/95605	7.92	19.57	2008 - Winter Wheat/ Woods Scheme 2009 - Winter Wheat/ Woods Scheme 2010 - Winter Barley/ Woods Scheme 2011 - Spring Beans Dried/ Woods Scheme
Total		197.83	488.84	

The land is shown edged red on the plan available overleaf.

Buildings

There is a good range of buildings included with the tenancy of Tibbers Farm, as shown overleaf. These are detailed as follows:

Cattle Court 1 (Code 14)

An impressive 100m x 35m modern cubicle/loose housing steel portal framed cattle court. 17 bays long with a substantial central feeding alley. The building benefits from solid construction and acquires all services.

In addition a small feed store is attached to the east elevation with 3 bays for storage (Code 14a).

Cattle Court 2 (Code 13, 13a, 13b)

As equally impressive as the above and in close proximity, an 85m x 30m modern loose housing cattle court is also included within the tenancy. A steel portal framed shed with 14

bays and a purposeful concrete feeding alley. All services are connected to the building.

Two Silage Clamps (Code 12a, 12b, 12c)

Two substantial concrete silage clamps both measuring 41m x 12m. Effluent is collected in the slurry tank below.

The silage will be made available as an ingoing cost.

Machinery Storage Shed (Code 9)

A modern steel portal framed building benefiting from electricity and measuring 45m x 9m. A very useful building for machinery storage with a concrete floor and good cover.

Grain Store (Code 4D and 4E)

Two buildings (three separate compartments) providing insulation and well secured units.

Both brick built providing good storage for grain or fertiliser. Code 4d measure 24m x 10m whilst Code 4E provides two separate compartments each measuring 24m x 9 m.

Slurry Tank (Code 15)

Height 4.5m, diameter 20m.
Capacity: 1,300m³ approximately

Multi-purpose shed (Code 1)

Part of the traditional steading but included within the tenancy, measuring 45m x 7m. Would provide good cattle housing or machinery storage.

Feed Silos

Not shown on the plan within appendix 2 however are found adjacent to the east elevation of Building 13. Included within the tenancy are two feed silos and one treacle tank.

Grant Schemes

Tibbers 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 Tibbers Farm.

Nitrate Vulnerable Zone

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

Tenancy

Tibbers Farm is to be let by way of a Short Limited Duration Tenancy under the Agricultural Holdings (Scotland) Act 2003 for a term of 5 years with a view to extend. Entry will be on 1st February 2012. Tibbers Farm is available in one lot and no consent will be provided for sub-

letting of any part.

An example of a draft of a Short Limited Duration Tenancy will be available for inspection on the viewing days or at the Agent's 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 the first of March and the first of September, the first payment being due upon entry, 1st February 2012. There will be no rent review during the initial 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 farmhouse, buildings, 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

Tibbers Farm is served by three separate water supplies:

1. Borehole system (Private)
2. Spring fed system (Private)
3. Mains water (Provided by Scottish Water).

The house benefits from mains electricity, telephone and oil fired central heating. Drainage is to a septic tank.

Ingoing

An Ingoing Valuation will be completed prior to the viewing date to include the clamped silage available.

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

Bucleuch 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 at the below address on or before Friday 25th November 2011 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 Tibbers 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
(01848) 330 901

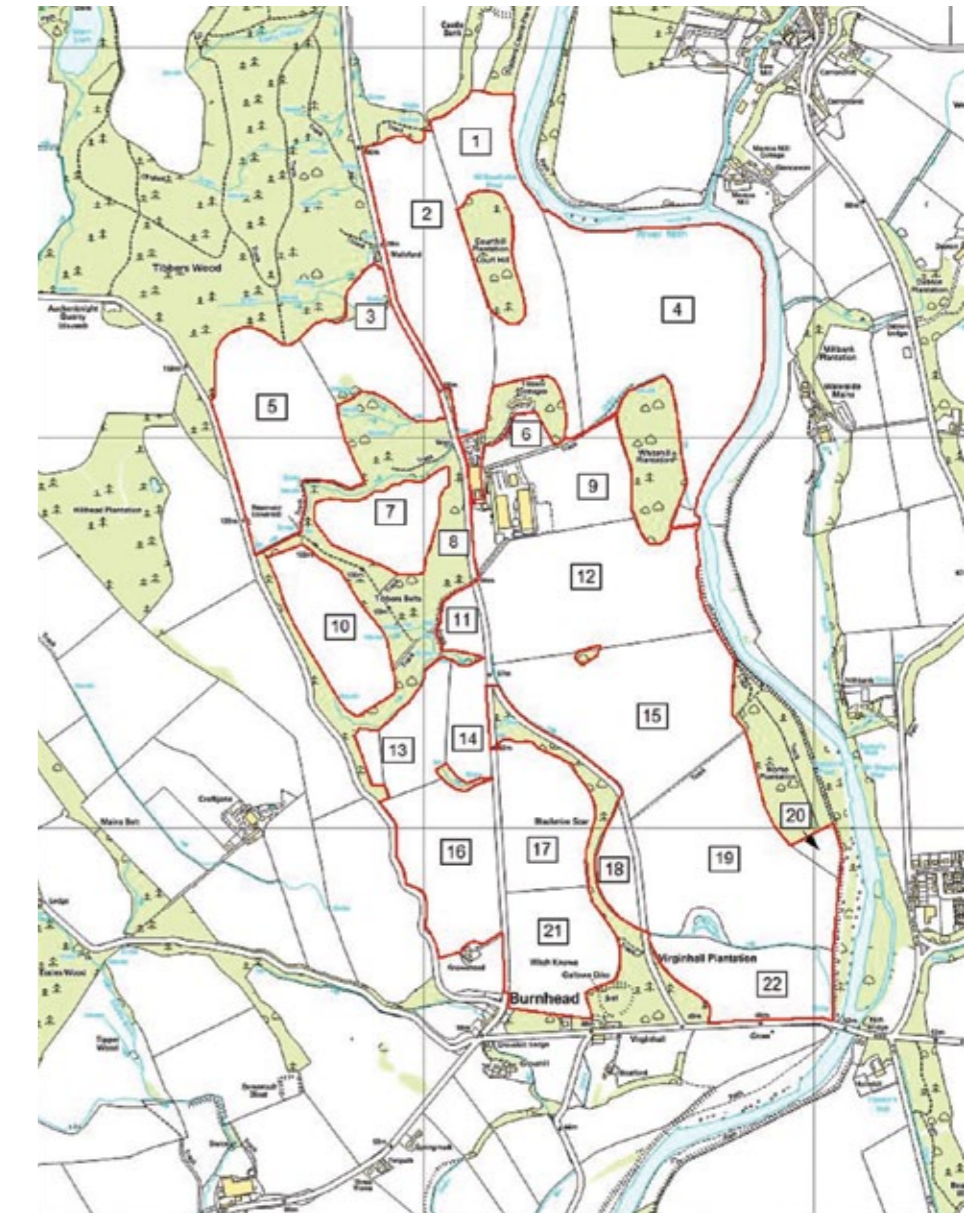
Buccleuch Rural Solutions

110 Drumlanrig Street
Thornhill
Dumfriesshire
DG3 5LU
(01387) 261 172

Schedules of Buildings



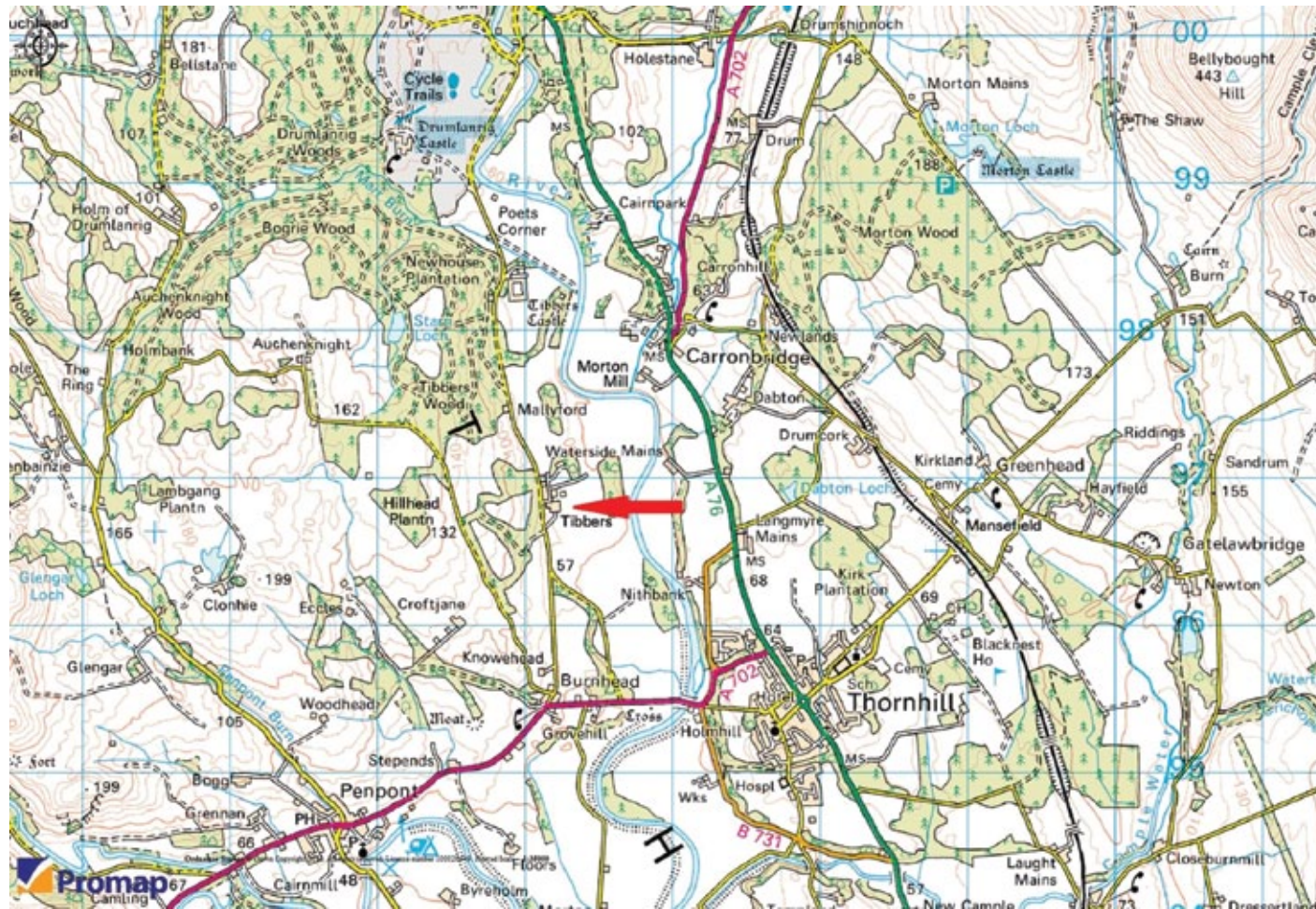
Farm plan



All buildings hatched in red are excluded from the tenancy.



Location plan for Tibbers Farm: DG3 4AF



Buccleuch Estates

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

www.buccleuch.com



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