

TO LET

URQUHART, LOGIE, COLTON AND CHAMBERFIELD FARMS, DUNFERMLINE, FIFE



Part of Urquhart Farm looking south west



South elevation of Urquhart Farmhouse

TO LET BY INFORMAL TENDER AS FROM MARTINMAS (28TH NOV.) 2017

VIEWING STRICTLY BY APPOINTMENT ONLY

- 244.6 hectares (604.41 acres) of mainly arable land
- Range of traditional and modern farm buildings
- Four bedroom detached house
- Three bedroom cottage (adjoining farmhouse)
- Date of Entry: Martinmas (28 November) 2017
- Term: Five year term under a Short Limited Duration Tenancy

VIEWING: Tuesday 4th and Wednesday 5th July 2017 between 10.00am and 4.00pm
(viewing will be by appointment only)

TENDER CLOSING DATE: Tuesday 18th July 2017 at 12 noon

For more information, please contact: Peter Hall or Christy Lindsay on:
Email: Dunfermline@laurencegould.com
Tel: 01383 730538

BRIEF DESCRIPTION

The farms, which form the major part of a traditional family estate, are currently farmed as one unit under two separate leases by a long serving farm tenant, who will be retiring and it is the preference of the owners to continue letting these farms. The lettings will initially be on a

Short Limited Duration Tenancy for five years. The farmhouse and farm buildings are all situated at Urquhart Farm, which is approximately 1 mile west of Dunfermline.

The land is mainly in one block apart from 9.70 ha (24 acres) and is principally arable, growing mainly cereal crops, rape and (until recently) potatoes. The farmland outside the block (referred to above) is about 2 miles away on the north side of Dunfermline.

There is a good range of farm buildings, both traditional Victorian buildings and some portal framed buildings. See below.

THE TENANT

Following the closing of the Tender process, interviews will be held from a short list of applicants. There will be no obligation on the owners to accept any or the highest tender. The applicant must be able to demonstrate that he or she will:

- have the necessary farming knowledge, skills, experience and be competent to manage and run the farms.
- have the necessary working capital.
- take into account the wildlife and the environment when carrying out his/her farming operations.

THE LEASES

A draft lease will be available for inspection and it will be on a “full repairing” basis and will contain all of the usual clauses, including no sub-letting or assignation, return of the farmhouse and cottage to the landlord should they not be required by the tenant or full time employee on the farm for their permanent occupation to farm the land and so on.

There will be two separate leases (two farms on each), but tenders must be for the whole.

The duration of each lease will initially be for five years under a “Short Limited Duration Tenancy”. The tenant will be required to contribute £750 + VAT for the preparation of the leases.

THE LAND (see plans)

The land of all farms, (between the two leases) extends to 247 hectares (610 acres) or thereby, including arable, permanent pasture, roads and any non-productive land of which the eligible area is 244.6 ha. (604.4 acres) non LFA (after adjustment of 3 ha.). A schedule of the breakdown can be given on request. The grades of land, according to the Macaulay Institute for Soil Research maps, are a mixture of 3.1 and 3.2.

BASIC PAYMENT SCHEME

The Basic Payment Scheme, currently claimed by the outgoing tenant, will be available to the incoming tenant through separate negotiation.

AGRI-ENVIRONMENT SCHEMES

The farms are not currently in Agri Environment Schemes.

TENANT RIGHT VALUATIONS

The outgoing tenant will prepare a tenant right valuation, which will be agreed with the landlord, and the incoming tenant will be required to pay that agreed sum at date of entry.

FARM BUILDINGS (all measurements are internal and are approximate).

Please note that all farm buildings are at Urquhart Farm. The buildings at Logie Farm will not be included in the lease.

- **Potato Cold-store (60' x 60') (18.3 x 18.3m):** Concrete portal framed (including 20' (6.1m) wide lean-to) in 4 bays. Concrete floor. The walls and roof have insulation foam 3" (75mm) thick applied to them.



- **Grain Store (100' x 70') (30.5 x 21.3m):** Steel portal framed (clear span) in 5 bays. Concrete floor



- **General Purpose Shed (90' x 94') (27.4 x 28.6m):** Concrete portal framed including 25' (7.6m) wide lean-to each side. Mainly concrete floor. Grain pit. Wilder Robomatic 70S grain dryer (currently the property of the outgoing tenant).



- **Grain Dryer Shed :** Grain pit and Allmet dryer @ 10 tonnes per hour - with biomass burner (currently the property of the outgoing tenant). There is an implement shed adjoining and another adjacent in a former Victorian steading building (height restricted).



- **Victorian building (80' (excl. higher level) X 20') (24.4 x 6.1m):** Concrete floor. Currently used for on-floor grain storage



- **Cattle shed with trough:** Victorian building conversion. Open sided. Cattle race.

- Former cattle cubicle shed (205'x 28') (62.5 x 8.5m). Dividing wall with 10' (3m) wide x 9' (2.7m) high opening half way down its length. Brick walls and (probably) asbestos roof sheets. Some stalls still remaining. Steel roof truss. Height restricted (about 12' (3.6m)) for modern day machinery.
- Workshop (20'x 20') (6.1 x 6.1m) in the 19c steading with loft above.
- Miscellaneous buildings. These are mainly in the 19c former steading. Some of the loft floors and other timbers are in a dangerous state and may only presently be used at the tenant's own risk. It is not the intention of the Landlord to repair or replace these lofts and other timbers at the present time.

NOTES regarding the farm buildings:

- Asbestos:** It is probable that some of the farm buildings may have asbestos roof sheets and there may be asbestos elsewhere in or on the farm buildings and perhaps in the houses also. This detail is not known, but prospective tenants should be aware of this possibility and of their obligations to employees and others as set out in the Control of Asbestos Regulations 2012 and other legislation in this area.
- Loft Floors and other timbers:** Some of the loft floors and other timbers within the 19c former steading are in a dangerous state and may only be used at the tenant's risk. It is not the intention of the Landlord to repair or replace these lofts and other unsafe timbers at the present time.
- Stables and tack room:** There are two buildings each containing four stables and there is also a tack room in a former cottage within the main yard, all of which will be reserved to the landlord. However, some of these may be available to the farm tenant under a separate arrangement if required.

FARMHOUSE

Built during the Victorian period and with a later wing added on the south side. Stone under a slate roof, apart from the north side, which is harled. The original farm buildings are on both sides leading off the ends of the north side, so forming a large tarmac yard. The farmhouse is not listed.

Sitting room with good views to the south over farmland

Dining room

Principal bedroom

3 other bedrooms (slightly smaller)

Bathroom

Kitchen

Office

Cloakroom

Other misc. rooms

Mains gas central heating

EPC (Energy Performance Certificate) rating: Band F (current rating 25, potential 72)

Environmental Impact (CO₂) Rating: Band G (current 19, potential 57).

Council Tax band: G

Services: Mains electricity, gas and water. Drainage is to a private septic tank

COTTAGE

The cottage, for a full time agricultural worker only, consists of part of the steading on the north side of the farmhouse. It is stone under a slate roof and is harled on the east side. The cottage is not listed.

Sitting room (large) with log stove
Kitchen with dining area (good size)
Utility room
3 bedrooms
2 bathrooms

Mains gas central heating

EPC (Energy Performance Certificate) rating: Band F (current rating 38, potential 86)
Environmental Impact (CO₂) Rating: Band F (current 31, potential 76).

Council Tax band: A

Services: Mains electricity, gas and water. Drainage is to a private septic tank.

VAT

The landowner is not currently registered for VAT and has no plans in the foreseeable future to do so. Whilst this situation remains, there will be no VAT on the rent.

VIEWING

Viewing days have been arranged for Tuesday 4th and Wednesday 5th July between 10.00am and 4.00pm. The agent / factor or his representative will be present on these viewing days and those who would be interested in making an offer are requested to make themselves known to him.

Care must be taken not to damage any growing crops and to remain safe at all times. Viewing parties are not to break the surface of the soil without the prior consent of the agent or his representative.

INFORMAL TENDERS

Persons intending to make an offer for the tenancy of the farms are advised to inspect the holding thoroughly and take all relevant factors into framing their offer. All applications should be made on the Informal Tender Form, which is at the end of these particulars.

Offers for the whole should be submitted by 12 noon on Tuesday 18th July 2017 and marked "UF – Private & Confidential" in the top left corner of the envelope and addressed to:

Peter W. Hall
Laurence Gould Partnership Ltd
Buchan House
Carnegie Campus
Enterprise Way
Dunfermline KY11 8PL

WARRANTY

No warranty is given or implied as to the condition or suitability of the land, houses or buildings.

APPENDICES

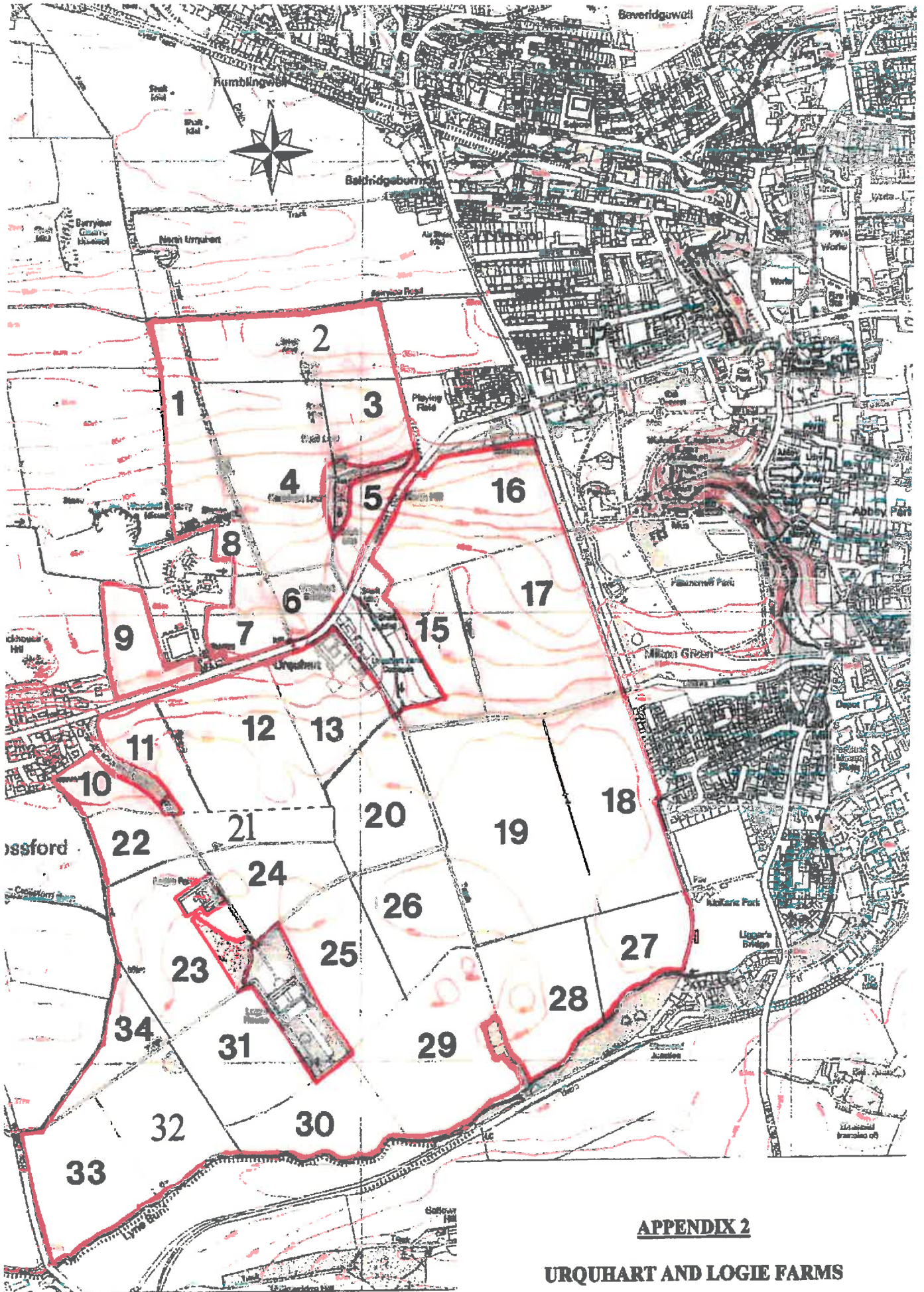
Appendix 1: Schedule of Areas

Appendix 2: Plan of farms

Appendix 3: Informal Tender form

Please Note:

1. These particulars do not constitute any offer or contract or part thereof.
2. None of the statements contained in these particulars as to the properties are to be relied upon as statements or representations of fact.
3. Any intending lessee must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The Landowners do not make or give any person in their employment or any tenant of theirs any authority to make or give any representation or warranty whatsoever in relation to this property.
5. A draft lease will be made available for inspection at a later date and the Landlords reserve the right to make changes or include additions as advised by their solicitors for the final signing hard copy.
6. The Landowners will not be obliged to accept the highest or any offer that is tendered.

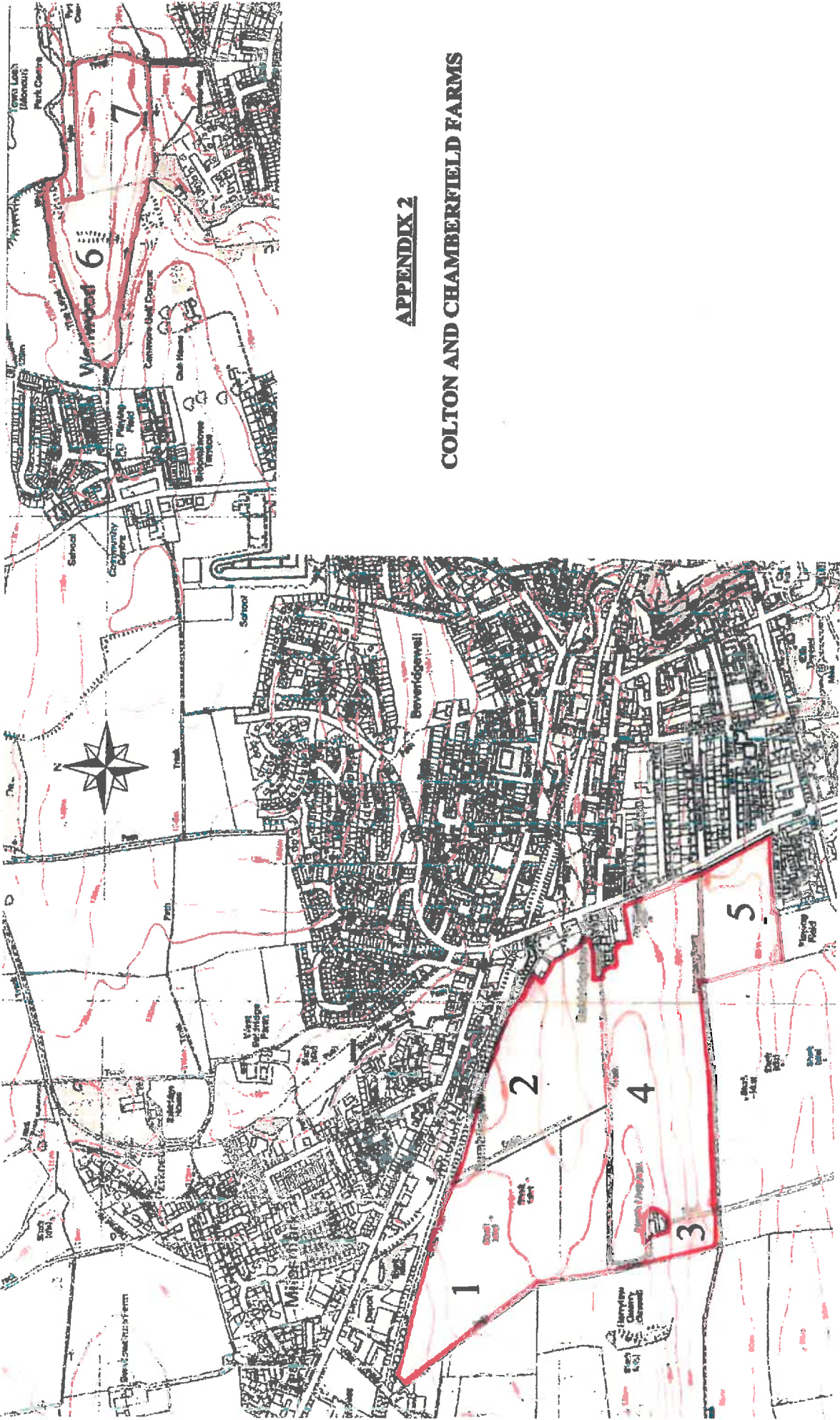


APPENDIX 2

URQUHART AND LOGIE FARMS

SCALE: 1:10,000

Ordnance Survey ©
 Crown Copyright and
 all other rights reserved
 Licence number MMA0000004



APPENDIX 2

COLTON AND CHAMBERFIELD FARMS

Right of Way for Farm Vehicles

SCALE: 1:10,000
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APPENDIX 3

TENDER FORM

URQUHART, LOGIE, COLTON AND CHAMBERFIELD FARMS

TO LET BY INFORMAL TENDER AS A WHOLE

AS FROM 28TH NOVEMBER 2017

DEADLINE FOR OFFERS: 12 NOON ON 18th July 2017

Name:

Address:

Tel. no.

Mobile no.

E-mail:

I/we, _____, hereby agree to enter into formal leases for the above named farms at a rent of £ _____ per annum for all of the farms and buildings in accordance with the letting particulars that are attached.

Please state whether your offer of rent would include the farmhouse and/or the farm cottage (which would only be available to someone working permanently on the farms).

Farmhouse YES / NO

Farm cottage YES / NO

Additional information:

Please include the following documentation to support your proposals and tender. This will be held confidentially and subject to data protection laws.

- | | <u>Attached</u> |
|--|--------------------------|
| 1. General proposals for the farms (maximum of 500 words) | <input type="checkbox"/> |
| 2. Business plan, farm budget and cash flow covering 3 years | <input type="checkbox"/> |
| 3. Proposed farming system including crop rotations | <input type="checkbox"/> |
| 4. Soil management plan | <input type="checkbox"/> |
| 5. Farming experience, training and qualifications | <input type="checkbox"/> |
| 6. Capital recourses | <input type="checkbox"/> |

Personal Particulars (these will be kept confidential)

Full name

Date of Birth

Marital status

Details of children and/or dependants (if any)

Occupation

Current property: Owner occupied or rented?

Current details of landlord (if applicable)

Summary of farming experience, training and qualifications (please continue on separate sheet as necessary).

References

1. Name

Occupation

Address

Tel. No.

E-mail

How do you know the referee?

2. Name

Occupation

Address

Tel. No.

E-mail

How do you know the referee?

3. You may be requested to give your bank details for obtaining a bank reference.

Confirmation by Applicant:

1. I/we have read and understood the letting particulars and have had regard to the preparation of this bid.
2. I/we have inspected the property prior to submitting this offer.
3. I/we note that the information provided by the Landlord or his agents is without warranty unless otherwise stated and I/we have satisfied myself/ourselves as to the description of the properties prior to submitting this offer.
4. I/we note that if my/our offer is received after the above closing date, the Landlord will reject this offer.
5. I/we acknowledge that the Landlord does not undertake to accept the highest or any offer.
6. I hereby confirm that the information contained in the tender herein is true and accurate to the best of my knowledge and belief.

Signed

Position (if relevant)

Date