

ROBERTON FARM

Borgue, Kirkcudbright, DG6 4UG

A highly productive block of grazing and mowing land with agricultural steading

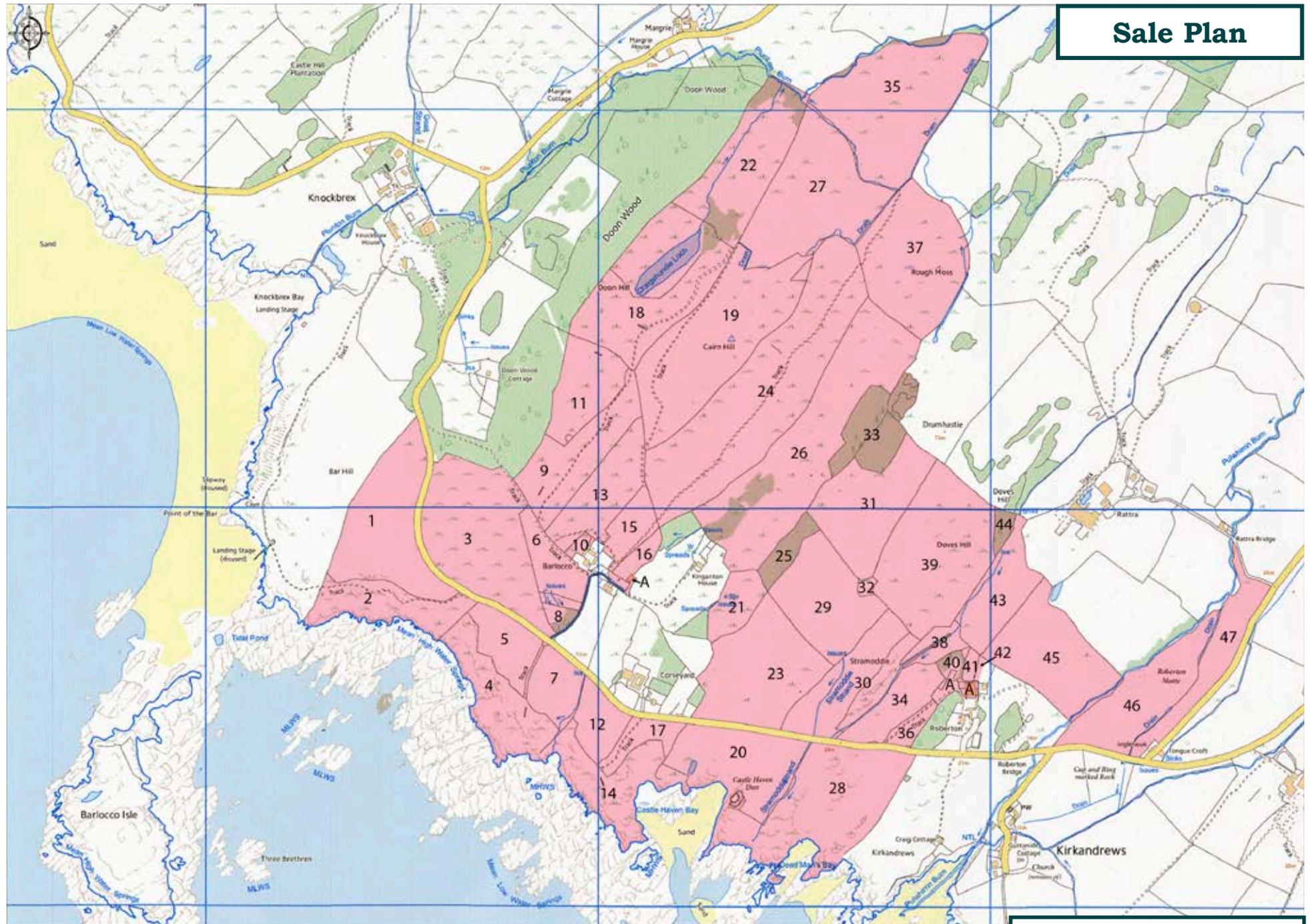
In all about 500.25 acres (202.45 ha)



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Sale Plan



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NOT TO SCALE
Plan for indicative purposes only

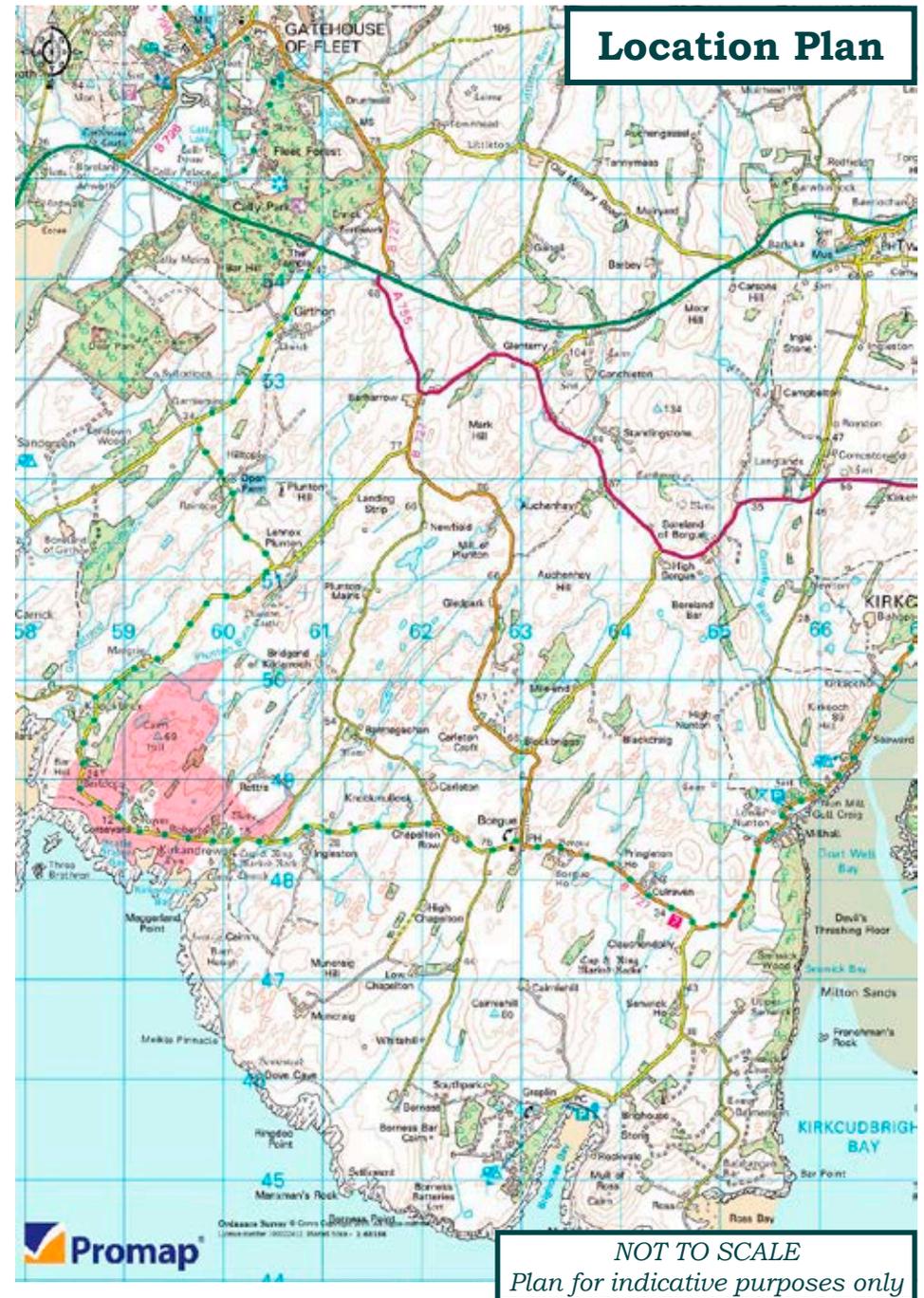
LAND AT ROBERTON FARM

INTRODUCTION

The land at Roberton Farm is situated about two miles west of the village of Borgue. The land benefits from good roadside access, with the property spanning a minor public road. Contained within the boundaries are two distinctly separate small steadings of modern construction. The land is ideally suited to out-wintering of livestock given the proximity to the coast and the shelter afforded. A feature of Roberton is the ability to out-winter on the shoreline.

This area of Southwest Scotland is a distinctly rural area, which has been unspoilt by modern industry and where agriculture and tourism form the backbone of the local economy. The area is noted for its fertile and productive grassland. The land lies in the climatically favoured southwest corner of Scotland which is known for its mild climate and long growing season. This has contributed to the area being one of the most productive livestock and dairying areas in the United Kingdom.

The land is within easy reach of both Castle Douglas and Kirkcudbright, which provide all essential services with the regional centre of Dumfries, some 32 miles distant from the farm.





Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

DIRECTIONS

From Dumfries take the A75 towards Stranraer and 2 miles after passing the village of Twynholm take the left hand turning signposted Kirkcudbright and Borgue. Follow the signs to Borgue and in the village turn right signed Carrick. Take the second turn on the left after about 2 miles the land at Roberton straddles the road (as indicated on the location plan which forms part of these particulars).

DESCRIPTION

The land at Roberton Farm extends in total to about 500.25 acres (202.45 ha) to include about 16 acres of amenity woodland, access roads steadings etc. The land is classified within Yield Classes 3² to 5² of Macaulay Institute land capability scale. The current owner / occupier farms the land at Roberton in conjunction with other holdings and we confirm that an IACS / SAF submission was completed prior to 15th May 2016.

At present the land is all down to grass for grazing and or conservation (mowing), is classified as LFASS eligible. The agricultural land falls mainly within payment region 1, see field schedule contained within these sales particulars for further details.

To the rear of Roberton House is located a general purpose agricultural shed (22.5m x 15.9m), cubicle shed (23.4m x 13.45m) and a substantial silage pit. A further modern general purpose agricultural shed (60ft x 40ft), is situated to the east of Barlocco. Located on the foreshore are two specific out-wintering areas complete with feed barriers.

METHOD OF SALE

The property is offered for sale by private treaty as a whole but the vendors have indicated that they would be prepared to consider offers for part or parts of the land.

GUIDE PRICE

Offers for the land at Roberton are sought in excess of £1,000,000.

VIEWING

By appointment with the sole selling agents:



Given the acreage and the viability of the unit, there may exist the opportunity to develop a dwelling house (farmhouse), within the subjects of sale (subject to the necessary planning consents being obtained)

BASIC PAYMENT ENTITLEMENTS

Roberton benefits from a Basic Payment Entitlement and the vendors would be willing to transfer (with land), the equivalent number of entitlements for the **eligible** agricultural land. The Basic Payment for illustrative purposes only on the holding equates to 166 units of region 1 (131.54 Euros), 7.26 units of region 2 (55.76 Euros), 0.18 units of region 3 (47.01 Euros) per eligible hectare. For the avoidance of doubt, these indicative values have been taken from the 2016 IACS submission and will vary due to internal convergence until 2019. Roberton has also benefitted from a greening payment in 2016.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

Roberton lies within a Less Favoured Area and any payment by Agricultural Food & Rural Communities – Rural Payments & Inspections Division under the above scheme in relation to the current farming year will be retained by the vendors.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2016 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Mr James B Russell, James Patrick & Muir, 44 New Street, Dalry, Ayrshire, KA24 5AE** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

1. The coastline is designated as a Site of Special Scientific Interest (SSSI). There is also a historic site within field number 20 on the sale plan.
2. General servitude rights exist in favour of neighbouring properties for the supply of utilities and access.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over at completion all clamped silage. The valuation will be carried out by Threave Rural Ltd whose opinion as to value and quantity shall be final and binding to both vendor and purchaser. There are no other ingoing claims.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.



GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared September 2016

FIELD NO.	AREA (HA)	REGION
1	7.11	1
2	2.89	1
3	8.85	1
4	3.48	1
5	2.31	1
6	1.94	1
7	2.08	1
8	0.66	N/A
9	4.46	1
10	0.24	1
11	3.35	1
12	1.88	1
13	3.61	1
14	3.74	2
15	1.52	1
16	0.64	3
17	1.31	1
18	8.80	1
19	10.03	1
20	5.33	1
21	1.65	1
22	6.27	1
23	7.00	1
24	14.21	1
25	1.03	N/A Woodland
26	11.95	1
27	8.17	1

FIELD NO.	AREA (HA)	REGION
28	8.97	1
29	5.26	1
30	4.93	1
31	5.62	1
32	0.18	N/A (Woodland)
33	3.09	N/A (Woodland)
34	2.38	1
35	9.89	1
36	0.64	1
37	7.52	1
38	0.99	1
39	8.72	1
40	0.25	N/A (Woodland)
41	0.24	1
42	0.11	1
43	3.29	1
44	0.43	N/A (Woodland)
45	5.95	1
46	5.23	1
47	3.39	1
A	0.86	N/A Roads Yards & Buildings
Total	202.45 (500.25 Acres)	

BPS Entitlement Claimed 2016

Region 1 – 166 Units (Indicative Value 2016 €131.54 (Euros)

Region 2 – 7.26 Units (Indicative Value 2016 €55.76 (Euros)

Region 3 – 0.18 Units (Indicative Value 2016 €47.01 (Euros)

Disclaimer

While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about 500.25 Acres (202.45 Ha) is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

