



QUEENSBERRY  
ESTATE

# Queensberry Estate - facts

- Drumlanrig Castle & Country Park
- 200 houses
- 67 farm tenancies
- Multiple business enterprises
- 80 permanent employees
- 87,500 acres of land
  
- In-hand farming:
  - 30,393 acres
  - 9,500 sheep
  - 3 contract shepherds



# Crairiehill Farm, Durisdeer

**To let by Tender**

A stock Farm extending to about 123 Ha



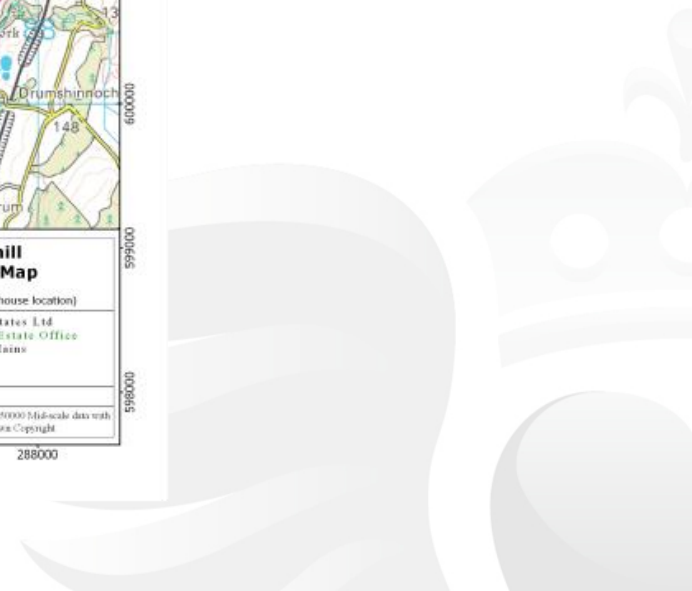
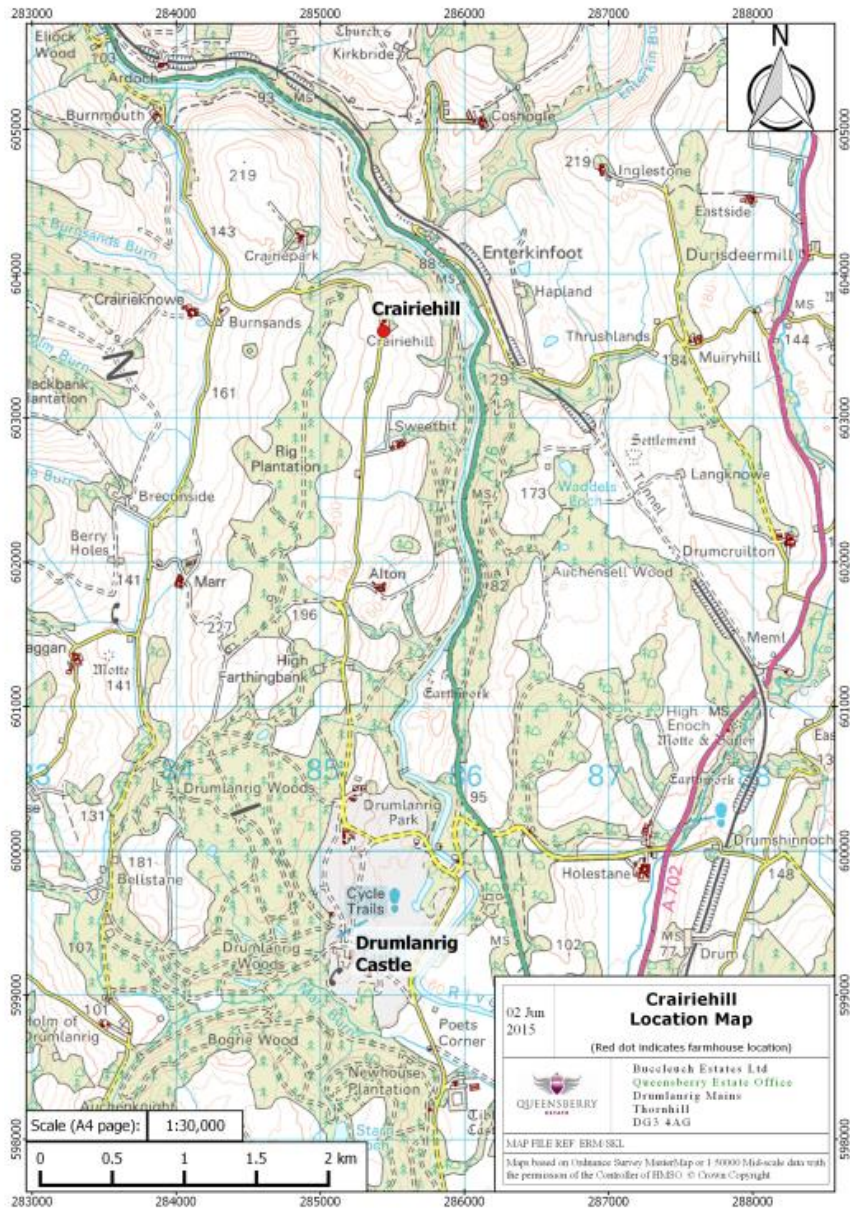
## 1.0 FARM FACTS

Crairiehill Farm amounts to a 123 ha (306ac) or thereabouts grassland farm and lies between 80m and 130m above sea level. The farm has a four bedroom stone built farmhouse and a range of buildings suitable for stock.

The holding is being offered on a ten year Limited Duration Tenancy commencing on 1<sup>st</sup> October 2015. There is the option to take the farm with or without the Farmhouse. A specimen copy of an LDT is supplied on the USB memory stick.

The farm was previously tenanted from 28<sup>th</sup> May 1963 until 28<sup>th</sup> May 2015 under a 1991 Act tenancy. The tenant terminated the lease to retire from farming and to concentrate on other interests. Since the Estate took vacant possession the land has been let as seasonal grazing.

The farm lies approximately six miles north of Thornhill off the main A76 Dumfries to Kilmarnock trunk road.



## 2.0 LAND

The majority of the land is classed as 4(2) on the Macauley Land Use Classification and has an Easterly aspect. A schedule of area is shown below while the farm plan is overleaf. The fields all have a trough fed water supply.

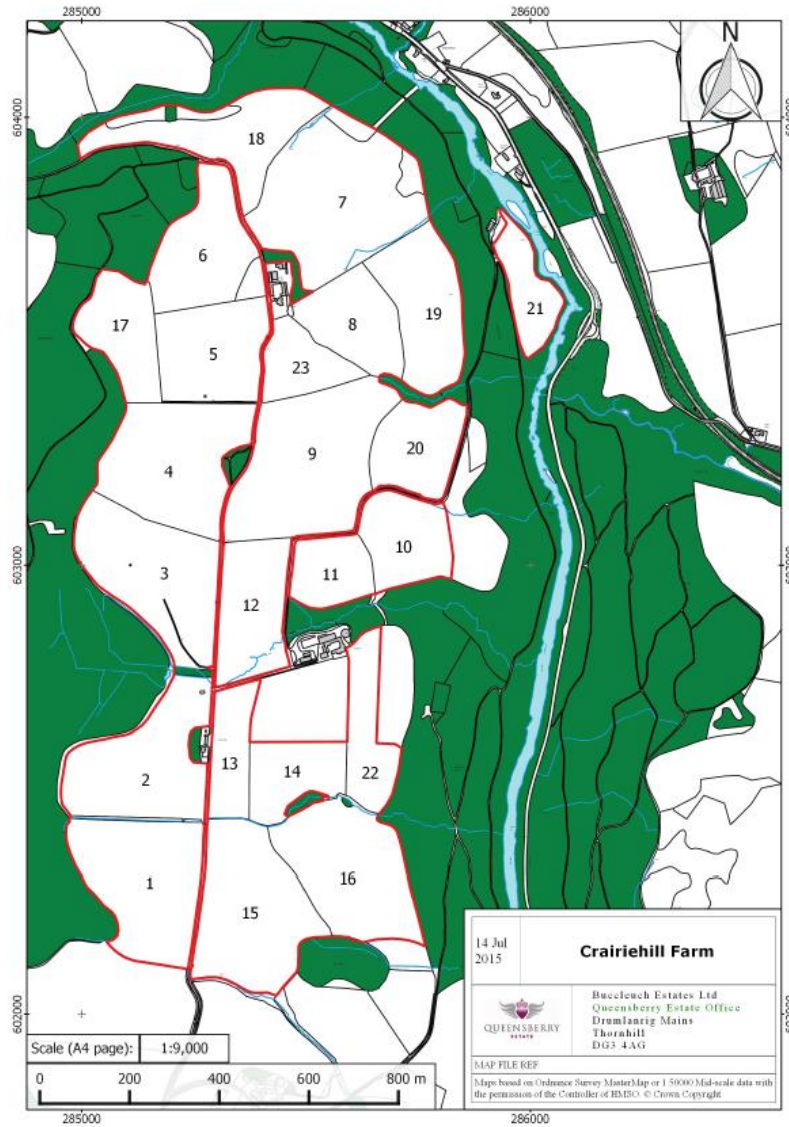
Field Number	Ha	Ac	Field type	Regional Payment Classification
1	7.44	18.38	Ploughable Pasture	1
2	7.2	17.79	Ploughable Pasture	1
3	7.7	19.03	Ploughable Pasture	1
4	7.63	18.85	Ploughable Pasture	1
5	5.2	12.85	Ploughable Pasture	1
6	5.45	13.47	Ploughable Pasture	1
7	10.36	25.60	Permanent Pasture	1
8	3.93	9.71	Ploughable Pasture	1
9	9.53	23.55	Ploughable Pasture	1
10	3.63	8.97	Ploughable Pasture	1
11	2.6	6.42	Ploughable Pasture	1
12	4.63	11.44	Ploughable Pasture	1
13	2.65	6.55	Ploughable Pasture	1
14	3.07	7.58	Ploughable Pasture	1
15	7.91	19.55	Ploughable Pasture	1
16	7.29	18.01	Ploughable Pasture	1
17	3.74	9.24	Ploughable Pasture	1
18	5.91	14.60	Permanent Pasture	1
19	5.26	13.00	Ploughable Pasture	1
20	3.66	9.04	Ploughable Pasture	1
21	2.4	5.93	Ploughable Pasture	1
22	3.34	8.25	Ploughable Pasture	1
23	2.55	6.3	Ploughable Pasture	1
Steading	0.30	0.73	N/A	N/A
<b>TOTAL</b>	<b>123.38</b>	<b>304.84</b>		

Land Type	Ha	Ac
Ploughable Pasture	106.81	263.91
Permanent Pasture	16.27	40.2
Steading	0.3	0.73
<b>TOTAL</b>	<b>123.38</b>	<b>304.84</b>

1/ Please note that these areas are the Gross Field Areas NOT the claimable areas.

2/ If you are offering for the farm without the farmhouse then please offer on the basis that the area shown for field 23 above will be reduced in size by two acres

# 3.0 FARM PLAN



## 4.0 BUILDINGS

Building No	Description	Area m <sup>2</sup>
388	Single storey attached stone built store	25
389	2 car garage/store. Pitched fibre cement roof. Walls part stone. Part brick (painted) plus fibre cement to gable 2 garage doors.	36
390	Store Brick and Fibre Cement	14
391	Redundant and excluded from tenancy	
393	Single storey store metal frame. Corroded concrete panels to walls.	108
394	High single storey hay store pitched roof. Corrugated sheeting, walls similar	185
395	Timber monopitch lean to with corrugated metal roof.	105
396	Silage clamp	75
397	Workshop/store area. Main roof corrugated metal on timber frame. Walls timber frame corrugated metal sheeting.	266
398	Redundant and excluded from tenancy	
399	Redundant and excluded from tenancy	
400	Farm house	203
7408	Purpose built steel cattle shed	216
5191	Single pitched corrugated metal roof. Timber frame lean to area	80





06 Jul 2015	<b>Crairiehill Steading</b>
 QUEENSBERRY ESTATE	Bucclench Estates Ltd Queensberry Estate Office Drumlanrig Mains Thornhill DG3 4AG
MAP FILE REF	
Maps based on Ordnance Survey MasterMap or 1:50000 Mid-scale data with the permission of the Controller of HMSO. © Crown Copyright	

Scale (A4 page): 1:600

0 10 20 30 40 m

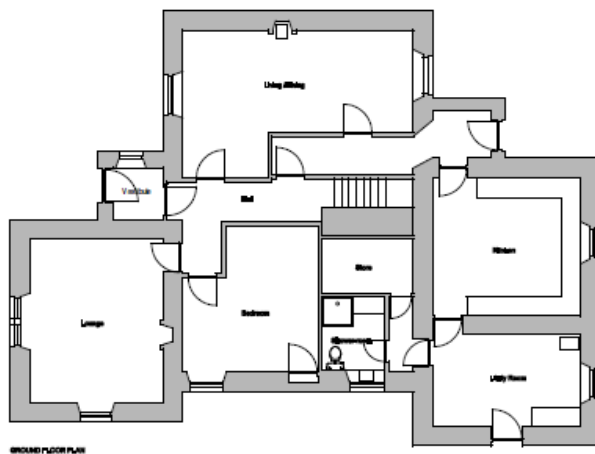
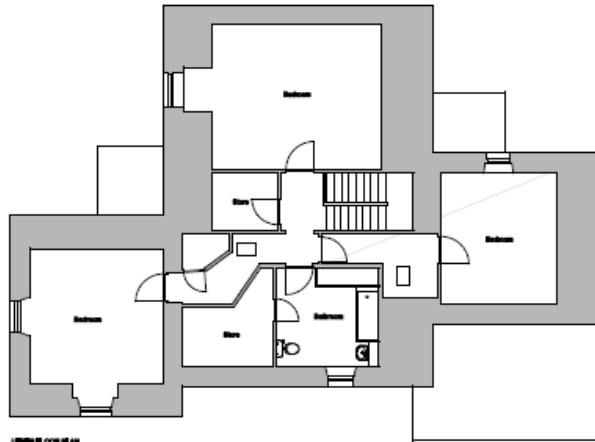
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# 5.0 FARMHOUSE

The farmhouse is supplied with the following services:

**Council Tax**  
**Electricity**  
**Water**  
**House Drainage**  
**Telephone**  
**Broadband**  
**Heating**

Band E  
Mains  
Private  
Private Septic Tank  
Yes  
Yes  
Oil Fired Central Heating



## **6.0 INGOING**

### **6.1 LEASE TERM**

The farm will be offered on a ten year Limited Duration Tenancy.

### **6.2 BASIC PAYMENT ENTITLEMENTS**

No Basic Payment Entitlements will be available to purchase from the Landlord.

### **6.3 SHEEPSTOCK**

There is no sheepstock to purchase upon entry to the farm.

### **6.4 FORAGE**

No forage has been made in the 2015 year. There is approximately 100 tonnes of silage in the clamp which is available for the ingoer to purchase.

### **6.5 SOIL TESTING**

Many of the fields have been soil tested and the Estate intend to lime the fields as per the report recommendation prior to the new tenant taking entry. The soil analysis reports are available to view on the USB stick. The field numbers on the analysis report relate to those on the map within these particulars.

### **6.6 LAND TRANSFER**

The Landlord will complete a Land Maintenance Form upon the signing of the lease thereby transferring occupation of the land to the ingoer.

### **6.7 EARLY ENTRY**

The ingoer will be allowed early entry to the holding in order to carry out preparation works by negotiation. The purchaser will not be allowed to bring stock onto the holding or reside in the dwelling house before the entry date.

### **6.8 FIXED EQUIPMENT**

The Estate will be undertaking work to the farm between the viewing days and the date of entry to bring the fixed equipment up to standard. The incoming tenant accepts the buildings, farmhouse, fencing, dyking and roads as in a thorough state of repair and sufficient for a farm of 123 hectares at the date of entry.

### **6.9 DIVERSIFICATION**

There are a number of buildings within the farm steading that are excluded from the lease. This is because we do not believe that they are required for the better performance of the farm. Should you have any ideas for alternative uses for these buildings then we would be pleased to discuss this further with you. Please include any initial thoughts within your applications.

## **7.0 MISCELLANEOUS**

### **7.1 USE**

The farm is to be let as a stock rearing farm.

### **7.2 RENT REVIEWS**

The rent will be reviewed at three yearly intervals. The method of review will be as per Section 9 of the Agricultural Holdings (Scotland) Act 2003

### **7.3 RENT PAYMENT**

Rent will be paid quarterly in advance by direct debit. VAT will be charged on the land element of the rent.

### **7.4 PAINTING**

The tenant will be responsible for painting the farm on the fourth anniversary of the commencement of the lease. The tenant will be responsible for 80% of the cost of the painting the first time and 100% thereafter.

### **7.5 REPAIRS**

The tenant will be responsible for repairs and maintenance of the buildings and the fixed equipment in equivalent condition to which it was let.

### **7.6 ACCESS**

Where the Estate causes deterioration to any road or track on the farm as a result of forestry or other operations then the Landlord will reinstate to a condition which is at least as good as existed before operations began.

### **7.7 PUBLIC ACCESS**

The Buccleuch Estates Ltd have, for more than a century, adopted an 'open access' policy to the land. We encourage the public to take access to our land and support the Scottish Outdoor Access Code.

### **7.8 LISTING OF BUILDINGS**

Crairiehill Farmhouse is listed as Grade B within Section 52 of the Town & Country Planning Act 1972

### **7.9 ENVIRONMENTAL DESIGNATIONS**

As a result of the Government's NVZ Designated Areas consultation, as from 2 February 2015 the farm is no longer within the Lower Nithsdale NVZ Area.

### **7.10 SPORTING**

All shooting, fishing and hunting rights shall be reserved to the Landlord. Information on how the farm is used within the Estate's sporting business will be available at the viewing days.

### **7.11 OTHER RIGHTS RESERVED**

The landlord reserves all timber, and mineral rights. The Landlord reserves a right to use Crairiehill Farm for sustainable energy projects and communication facilities. All incomes shall be reserved to the landlord. There will be reserved general rights of access and entry rights to grant wayleaves. The lease will also be subject to the statutory power of resumption.

### **7.12 RECORD OF CONDITION**

A Record of Condition will be made of the holding in the first six months of the tenancy.

### **7.13 COSTS OF THE AGREEMENT**

Each party will be responsible for bearing their own costs in connection with the lease. The cost will be split equally between the Landlord & Tenant.

## 8.0 VIEWINGS

The farm may be viewed on **Wednesday 15<sup>th</sup> July 2015 and Saturday 18<sup>th</sup> July** between **10 am and 4 pm**.

Representatives from Buccleuch Estates will be available to answer any queries and to provide any further information. Upon arrival at the farm, all interested parties should register in the Farmhouse before viewing.

A3 size copies of the farm plan will be available to collect on the viewing days.

### 8.1 OFFERS

Offers for the tenancy of Crairiehill Farm must be made on the pro formas provided and arrive at The Buccleuch Estates Ltd, Estate Office, Drumlanrig Mains, Thornhill, DG3 4AG no later than **12.00 noon on 24<sup>th</sup> July 2015**.

The offer should be submitted using the forms provided on the USB memory stick.

These forms are:-

- An application form.
- Three years profit & loss projections.
- Three years cash flow forecasts.
- Three years balance sheets.
- Details of capital available, whether as farming stock, cash, investments or other assets.

As well as the above, applicants are also required to submit:

- A business plan giving details of the proposed farming policy.
- Their curriculum vitae

**All information supplied will remain confidential.**

## 8.2 SELECTION PROCESS

On the closing of the application process, a shortlist 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.**

## 8.3 GENERAL NOTE

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 and request further information if required.

Whilst we endeavour to ensure our letting particulars are accurate and reliable, we do not guarantee their accuracy and if there is any point which is of importance to you, please contact the Estate office and we will be pleased to provide the necessary information.

The letting particulars and any representation made by the Landlord shall not be binding on the Landlord whether acted on or otherwise unless the same satisfies the requirements of the Section 3 of the requirements of Writing (Scotland) Act 1995.



## 9.0 LOCAL INFORMATON

Thornhill is an attractive village situated in mid Nithsdale with a range of amenities including banks, a library, pharmacy, health care centre and a range of individual shops and boutiques.

Dumfries, the regional capital, is 21 miles south from the property and offers a large hospital, colleges and university campus of both the University of Glasgow and the University of the West of Scotland, The Theatre Royal and a wider range of shops.

### 9.1 SCHOOLS

Wallace Hall Academy in Thornhill is an award winning school offering education from 4 – 18 years of age. The School features state of the art educational, sporting and community leisure facilities. It is seen as one of the top state schools in southern Scotland. Further information on the school can be found at <http://www.wallacehall.co.uk/>

### 9.2 HEALTH

Thornhill has a pharmacy, opticians, health care centre and cottage hospital. There is a large hospital in Dumfries which caters for the regions needs..

### 9.3 TRANSPORT

Thornhill is on the A76, one of the main arterial roads in the region linking Dumfries to Kilmarnock and onto Glasgow. The A702 Dalveen Pass provides direct access to the A74M north and M6 south. The area is also well served by public transport with Sanquhar Train Station six miles away which provides a direct link to Glasgow city centre as well as a regular public bus service.. There are three international airports within 100 miles and regular sailings to Ireland from Cairnryan.

### 9.4 RECREATION

The area offers a wide range of recreational and sporting activities including golf, shooting, fishing, running and squash.

### 9.5 SHOPPING

Thornhill has all you would expect from a large village with a co-op, a sapor as well as a number of independent stores. There is a Harbro's in the neighbouring village of Penpont and a Carrs Billington store at Dumfries. For a different shopping experience Glasgow is 1 hours drive away while Edinburgh is 1½ hours drive away. Closer to hand Dumfries is 20 mins drive away.

### 9.6 LIVESTOCK AUCTIONS

The area is well served by livestock auctions. Harrison & Hetherington operate out of Carlisle & Lockerbie while Cumberland & Dumfriesshire Farmers Mart operate out of Longtown & Dumfries. Lawrie and Symington are located at Lanark and Wallets Marts at Castle Douglas.

**Application for the Tenancy of Crairiehill Farm**



Name/s:	
Home Address:	
Home Tel:	
Mobile Tel:	
E-mail:	
Current Occupation:	
Family details: (i.e. spouse, number of children etc)	
Why have you chosen to apply for the tenancy of Crairiehill Farm?	

We are interested to know about your previous experience both in farming and in business. If you require more space, then please expand the boxes

Please provide a summary of your farming experience:	
Please provide a summary of your business management experience:	
Do you consider yourself to be a new entrant?	
If you intend to farm this holding alongside an existing farm please explain the benefits to your wider business.	



Please supply the following references:

Reference 1: Bank	
Reference 2: Personal	
Reference 3: Agriculture	

I hereby offer a rent of £ _____ per annum plus VAT, for the land and buildings £ _____ per annum for the farmhouse (VAT is not applicable on the farmhouse) £ _____ <b>TOTAL</b>	
Name:	
Signature:	
Date:	