

Galbraith

LAND AT LERGIECHONIEBEG
BARBRECK, LOCHGILPHEAD, ARGYLL

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An attractive block of rough grazing and permanent pasture on the West Coast.

Lochgilphead 16 miles ■ Oban 25 miles

- A productive area of land
- Situated in a private location with spectacular views over the surrounding countryside
- House ruins may offer some development potential, subject to obtaining the necessary consents

About 49.82 Ha (123.11 Acres) in total

For Sale as a Whole

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**





SITUATION

The Land at Lergiechoniebeg forms an attractive opportunity and is situated approximately three miles to the north east of the small village of Ardfern, and close to the villages of Kilmelford and Craobh Haven. Excellent local services and amenities are on hand in Lochgilphead, around 16 miles to the south. These include shops, bars, hotels, a joint campus with primary and secondary school, swimming pool and a small hospital. Oban is only 25 miles to the north and has a wider range of shops and professional services as well as a railway station, ferry terminal and an airport at nearby North Connel.

Argyll is a county offering a wide range of recreational pursuits. The area is a popular field sports destination with a number of estates in the vicinity offering driven and walked up game shooting. It is also a region popular with hill walkers and cyclists with a variety of tracks to suit all levels of fitness. The land is located in an area renowned for the high quality of its stock and timber produced from the surrounding forests. The area is well catered for by a range of agricultural suppliers and outlets including the renowned market at the Oban Agricultural Centre, which offers a first class outlet for livestock.

DESCRIPTION

The subjects form an attractive block of south facing permanent pasture and rough grazing land extending to approximately 49.82 Ha (123.11 Acres). The majority of the land has been classified as Grade 5.2 by The James Hutton Institute, with a small area of Grade 5.3. The land is accessed directly from a private farm track that leads from the unclassified road which then continues through the property, providing good access to most fields.

The land rises from 10m above sea level to 63m with the poorer rough grazing located towards the southern, flatter section of the property with the sloping permanent pasture forming the northern part. The remains of several ruined houses are located towards the north eastern section of the subjects, which may offer some development potential, subject to obtaining all the necessary consents.

The Seller intends to retain the existing farmhouse, buildings and a small area of grazing ground, as shown on the sale plan. Some of the boundaries between this area and the subjects of sale are unfenced however are marked on the ground. Further details are available from the Selling Agents. The Seller also intends to retain ownership of the access road to the house and buildings, between points A to B on the sale plan. Rights of servitude will be granted to the purchaser across this road.

The Seller will also retain all rights to the private water supply currently in use.

IACS

All the farmland is registered for IACS purposes and the farm code is 158/0022.

BASIC PAYMENT SCHEME (BPS)

Any payments relating to the 2023 scheme year will, if appropriate, be retained by the Seller. The Seller will enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements.



If applicable, the purchaser will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

Argyll and Bute Council
Kilmory
Lochgilphead
PA31 8RT
T: 01546 605522

SGRPID

Cameron House
Albany Street
Oban
PA34 4AE
T: 0300 244 9340
F: 0300 244 9331
E: SGRPID.Oban@scotland.gsi.gov.uk

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Such Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Lochgilphead, follow the A816 north for approximately 14 miles. Continue on the road past the turn-off to Ardfern for a further 1 mile, and then turn right down the unclassified public road signposted to "Barrananaoil". After approximately half a mile, turn left down a hill on to a farm track, over a small bridge and the land can be accessed through the gate.

POST CODE

PA31 8QP

SOLICITORS

MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL
T: 01397 701777

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the Selling Agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The Seller will retain all rights to the private water supply currently in use and will further reserve rights in respect of other sources of water within the subjects.

The subjects are sold together with, and subject to, all other existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

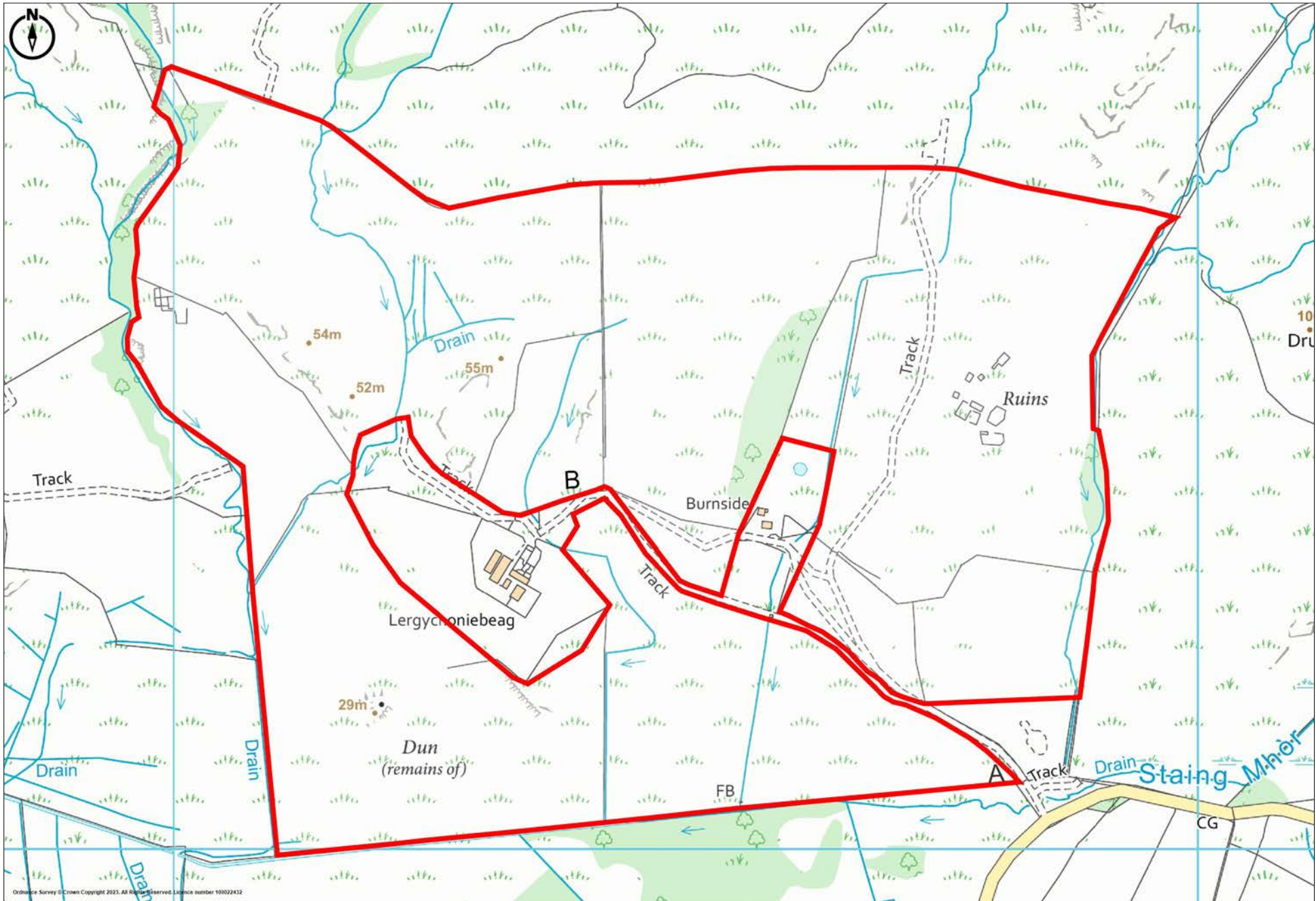
MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie on 0800 389 9448. Email: alistair.christie@galbraithgroup.com.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of The Property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of The Property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless The Property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw The Property from the market. The Seller will not be liable for any costs incurred by interested parties.
5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification.
6. Third Party Rights and Servitudes - The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.
7. Photographs taken April 2023
8. Brochure prepared June 2023





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