

LESS FAVOURED SUPPORT SCHEME

The land at Barbeck Farm is eligible for Less Favoured Area Support and any payments by SGRPID relating to the current farming year will be retained by the Seller.

BASIC PAYMENT SCHEME (BPS) 2016

If required, the Seller will enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements. A 2016 Single Application Form has been submitted.

Further details are available from the Selling Agents. Any payments relating to the scheme year will, if appropriate, be retained by the Seller. If applicable, the purchaser(s) 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 rest of the scheme year.

IACS

All of the farmland is registered for IACS purposes. The farm code is 171/0066.

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

SPORTING

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

The topography of the land together with the pond and the newly planted woodland offer the opportunity to develop a small shoot on the property.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned. The purchaser will be required on entry of the property to take on and comply with any existing planting obligations with respect to the newly planted areas of woodland to the satisfaction of the Forestry Commission.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller. Further details are available from the selling agents.

THIRD PARTY RIGHTS AND SERVITUDES

A right of access across neighbouring land for a connection to the mains water supply exists for the owners of Barbeck Farm. 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 to have satisfied themselves in all respects thereof.

VIEWING

Viewing is by prior appointment only through the Selling Agents - Galbraith. The person who may accompany you however, may not be an employee of Galbraith.

HEALTH AND SAFETY

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

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 Robert Taylor on 0800 389 9448. Email: robert.taylor@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

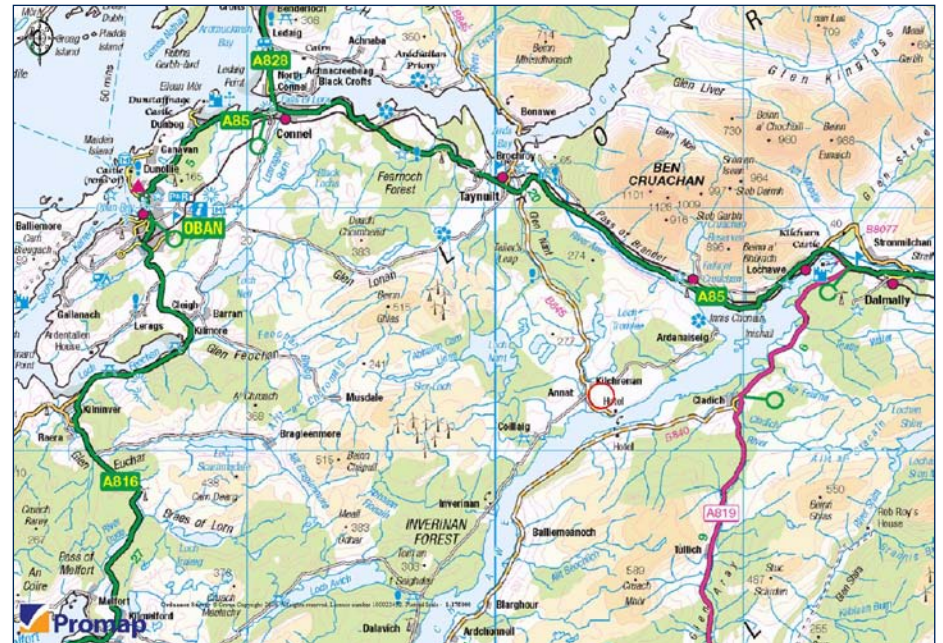
Formal offers in the acceptable Scottish Legal Form confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith LLP, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: stirling@galbraithgroup.com

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 and May 2016.

8. Particulars prepared May 2016.



BARBRECK FARM

KILCHRENAN, TAYNUILT, ARGYLL



Galbraith

BARBRECK FARM, KILCHRENAN, TAYNUILT, ARGYLL, PA35 1HF

A productive area of land with new agricultural shed, pond, and planning consent to build a primary residence and three self-catering lodges close to Loch Awe

Taynuilt 7 miles Oban 19 miles Glasgow 93 miles

- Planning consent for three lodges and a main house
- Productive grazing land and newly planted woodland
- Good internal access track from the public road
- Modern agricultural shed which suits a variety of uses
- Excellent sporting potential including a pond stocked with brown trout

About 56.58 Ha (139.81 Acres) in total

For Sale as a Whole

Galbraith

National Farm Sales Centre
Suite C
Stirling Agricultural Centre
Stirling FK9 4RN
01786 434600
stirling@galbraithgroup.com





GENERAL

Barbreck Farm comprises an attractive block of hill and pasture ground together with an area of newly planted native woodland and planning consent for a new residential property and three self-catering lodges. The property is situated in a highly scenic area close to Loch Awe and enjoys fantastic views to Ben Cruachan.

The small village of Kilchrenan, just to the west of the land, has a primary school, village hall, church, and the soon to be re-opened Kilchrenan Inn which is currently undergoing refurbishment. The two popular luxury hotels, Taychreggan and Ardanaiseig, are also close by. Taynuilt provides a good range of retail outlets, along with a Post office, medical centre, 9 hole golf course and a train station. Oban is 19 miles from the property and provides all the services you would expect from a major town.

Argyll offers the outdoor enthusiast an extensive array of activities. There are many walking routes in the surrounding hills and glens together with winter sports at Glencoe, lying about 1 hour's drive to the north. Fishing, shooting and stalking can be enjoyed locally.

There is a United Auctions livestock market at Dalmally and a Caledonian Marts facility at Oban which provide outlets for the livestock reared on the property and nearby. The area is well catered for by a number of agricultural and equestrian suppliers and merchants.

DESCRIPTION

Barbreck Farm extends to approximately 56.58 Ha (139.81 Acres) in total and currently carries around 200 ewes on the land. The property offers an excellent opportunity for a purchaser to create a small estate, with a good proportion of the land planted with native woodland, a fishing and duck flighting pond, and planning consent for three self-catering lodges and an associated main dwelling. An agricultural shed has recently been erected on the property, which is flexible in use and could be utilised for stabling or the keeping of livestock other than sheep. A new farm access track has been created from the public road which passes along the western boundary to the agricultural shed, plots and pond.

LAND

The total area of land extends to 56.58 Ha (139.81 Acres) and is classed as predominantly Grade 5.1 and 5.2 by the James Hutton Institute. Of the total area, 21.27 Ha (52.56 Acres) was planted in 2012 in two separate areas. The largest area, extending to approximately 20.25 Ha (50.04 Acres), comprises mainly native broadleaves, with an area further to the south extending to 1.02 Ha (2.52 Acres) which comprises mixed woodland. There is a further area of mature woodland close to the former steading (outwith the subjects) which extends to 0.52 Ha (1.28 Acres). The new planting was undertaken under a SRDP Rural Priorities Contract which can be transferred to the purchaser. In 2017 a payment of £5,917.14 is due, with further sums per annum thereafter of £1,276.20 payable until 2027 inclusive.

Of the grazing land, extending to approximately 34.45 Ha (85.13 Acres), around 50% could be classified as permanent pasture, with the remaining 50% comprising hill ground, rising in height to around 120m close to the

eastern boundary. A small pond has been created in the centre of the land, extending to approximately 0.34 Ha (0.84 Acres). Naturally stocked with brown trout, the pond offers private fishing with duck flighting potential.

A summary of the land is as follows:

	Ha	Acres
Woodland	21.79	53.84
Grazing Land (inc roads and building)	34.45	85.13
Pond	0.34	0.84
Total	56.58	139.81

BUILDING

A general purpose agricultural building was erected on the land in 2013. The building (30.5m x 12m) is of steel portal frame construction with part Yorkshire boarding and block walls with a hard standing floor. An area of hard standing lies to the front of the shed, with space for parking farm machinery.

PLOTS

Detailed planning consent (reference 11/02556/PP) was granted in April 2012 for the erection of 3 self-catering lodges close to the pond, in addition to a main residential property. Designed by Beaton and McMurphy Architects of Taynuilt, the proposed lodges extend over two levels to provide 2 bedrooms, with spacious open-plan living space, utilising a significant area of glazing to capture the surrounding views. A very attractive house is to be the closest dwelling to the pond, and the plans show two bedrooms on the first floor, with a variety of open-plan accommodation on the ground floor, in addition to an office/third bedroom, separate lounge, utility room and bathroom. Works commenced before the expiration of the consent for the installation of the access road and therefore the Local Authority has confirmed the consent is valid with a 'meaningful start' having been made. The plans can be viewed online at the Argyll and Bute Council website and further details can be obtained from the Selling Agents.

SOLICITORS

Stevenson Kennedy
Linnthu House
19 Stevenson Street
Oban
PA34 5NA

T: 01631 562317

DIRECTIONS

From the A85 Oban to Dalmally road, take the B845 just outside Taynuilt, signposted to Kilchrenan. Follow this road for around 6 miles until you reach the village of Kilchrenan. At the Kilchrenan Inn, turn left and follow the road uphill. The entrance to Barbreck Farm can be found on the right hand side of the road.

ENTRY

Entry to the land at Barbreck Farm will be by mutual agreement.