

**TO LET**

## **Broadwater Farm**

Skene, Westhill, Aberdeenshire, AB32 6SS

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# Broadwater Farm

Skene, Westhill, Aberdeenshire,  
AB32 6SS

Dunecht Estates are seeking tender applications for the letting of Broadwater Farm under a 5-year SLDT from 28th November 2019. The farm is a livestock unit which is located between Westhill and Garlogie and extends to approximately 186 acres (75 ha).

**Letting Agent Registration No.**  
**LARN190465**

### Letting Agents

Davidson & Robertson Tel: 01307 490 220  
83 North Street Weekend Contact:  
Forfar 07904 180239  
Angus Fax: 01307 465 961  
DD8 3BL Email: [hgm@dr rural.co.uk](mailto:hgm@dr rural.co.uk)  
Web: [www.dr rural.co.uk](http://www.dr rural.co.uk)

### Situation

Situated between Westhill and Garlogie.

### Access

Please contact the letting agent prior to taking access/viewing.

### Directions

From Westhill head south on Westhill Drive, turn right at the roundabout onto the B9119, continue straight through three roundabouts towards Garlogie, after 1.6 miles turn left onto a private road (farm sign for Broadwater), 1.6 miles down the Private road Broadwater farm is on the right-hand side.

### Description

Livestock Farm with farm buildings and a farmhouse (included or excluded) at Broadwater and the option of additional land under a separate seasonal grazing lease.

### Conditions of Let

5-year SLDT from 28th November 2019. A draft SLDT is available on request. The plan shows two separate areas of ground coloured blue, this land is only available for one season at a time. Please indicate on the application form whether you wish to let this land in addition to Broadwater.

The rent will be applicable for the duration of the SLDT.





Both parties will be responsible for their own legal fees. The cost of a Record of Condition and soil analysis will be shared 50/50 and the successful applicant will be responsible for any Land and Buildings Transaction Tax due.

### Land

186 acres included under 5-year SLDT.

78 acres available under a grazing lease to 28/10/2020.

The farm boundaries and land included are shown on the plan and detailed in the schedule of areas.

### House

1.5 storey detached traditional farmhouse. EPC rating G.

Ground Floor: utility, toilet, kitchen, living room, dining room, bedroom, storage cupboard.

First Floor: 2 x bedrooms, bathroom.

Offers should specifically state whether farmhouse is to be included or excluded. Available to view on request.

### Farm Buildings

The farm buildings consist of modern buildings and a traditional steading as detailed in the schedule of buildings. The traditional steading will be included within the SLDT but listed as redundant.



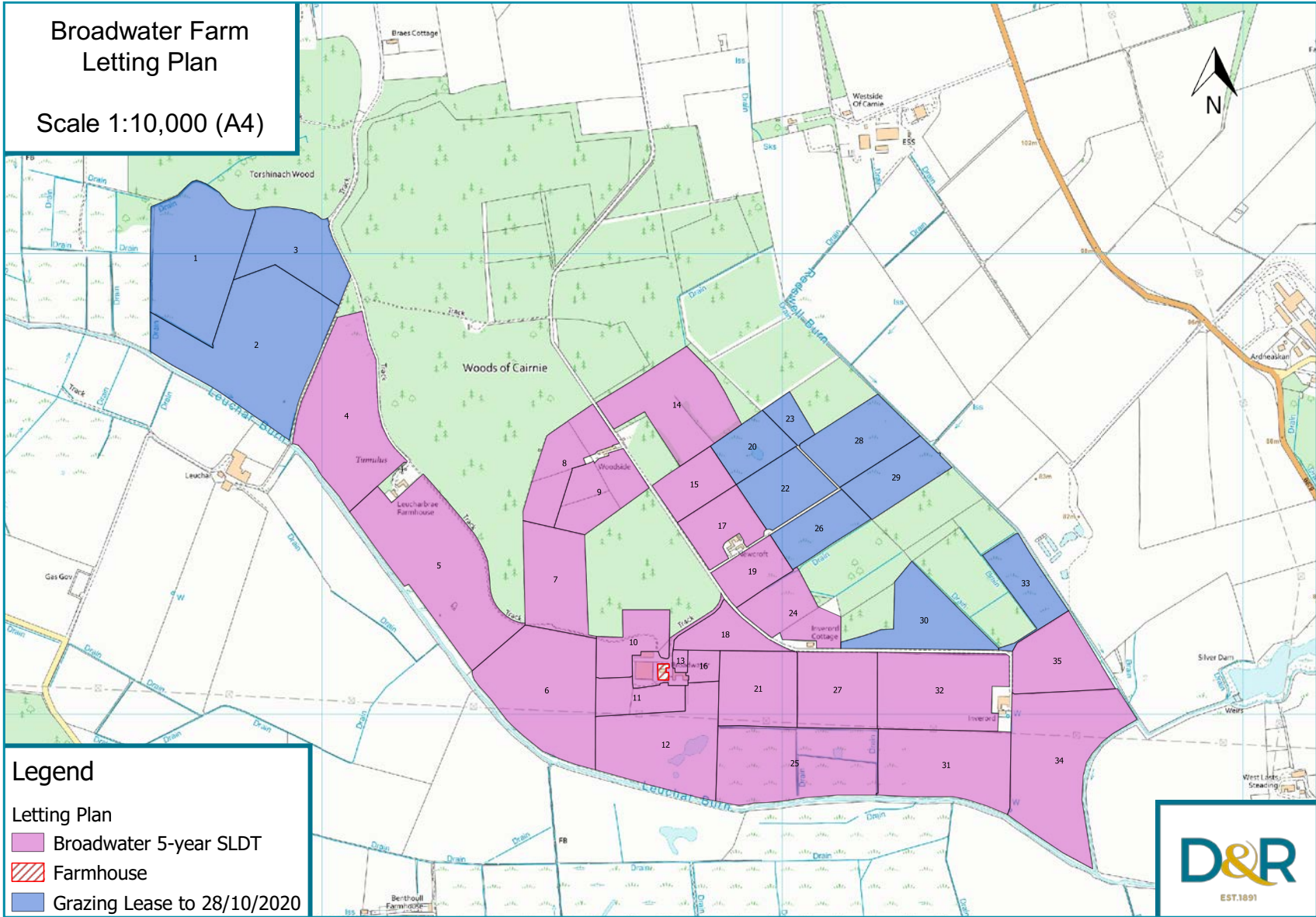
## Schedule of Buildings

| Plan No | Broadwater                 | Length (m) | Width (m) | Area (sq m) | Description   |
|---------|----------------------------|------------|-----------|-------------|---|
| 1       | Small Traditional Building | 6.08       | 4.38      | 27          | Redundant. Concrete floor, timber frame, stone walls, slate roof  |
| 2       | East Wing                  | 15.02      | 4.37      | 66          | Redundant. Concrete floor, timber frame, stone walls, slate roof  |
| 3       | North Wing                 | 21.1       | 4.61      | 97          | Redundant. Cobble floor, timber frame, stone walls, slate roof  |
| 4       | West Wing                  | 9.74       | 4.43      | 43          | Redundant. Cobble floor, timber frame, stone walls, slate roof  |
| 5       | Chemical Store             | 8.49       | 3.14      | 27          | Redundant. Concrete floor, timber frame, stone walls, corrugated asbestos sheet lean-to roof  |
| 6       | Silage Shed                | 30         | 11.62     | 349         | Concrete floor, steel portal frame, 3/4 timber sleeper walls, 1/4 corrugated steel sheet walls, corrugated fibre cement sheet roof.   |
| 7       | Cattle Court               | 38         | 19        | 722         | Concrete floor, steel portal frame, 1/2 concrete pad walls, 1/2 ventilated box profile sheet walls, corrugated fibre cement sheet roof. 4x38m concrete feedpass. Open where adjoining cattle court to west. |
| 8       | Cattle Court 2             | 38         | 18        | 684         | Concrete floor, steel portal frame, 1/2 concrete pad walls, 1/2 ventilated box profile sheet walls, corrugated fibre cement sheet roof. Open where adjoining cattle court to east and lean-to to west.      |
| 9       | Lean-to                    | 38         | 6         | 228         | Concrete/earth floor, steel portal frame, 1/2 concrete pad walls, 1/2 ventilated box profile sheet walls, corrugated fibre cement sheet roof. Open where adjoining lean-to to east.                         |

## Schedule of Areas

| Field Number | FID Number     | Map acres | Map Ha |
|--------------|----------------|-----------|--------|
| 1            | NJ/79728/04968 | 13.75     | 5.56   |
| 2            | NJ/79831/04783 | 19.08     | 7.72   |
| 3            | NJ/79918/04996 | 7.66      | 3.10   |
| 4            | NJ/80034/04642 | 14.26     | 5.77   |
| 5            | NJ/80246/04330 | 16.95     | 6.86   |
| 6            | NJ80479/04081  | 14.11     | 5.71   |
| 7            | NJ80509/04300  | 7.52      | 3.04   |
| 8            | NJ/80527/04546 | 5.77      | 2.34   |
| 9            | NJ/80602/04483 | 5.41      | 2.19   |
| 10           | NJ/80676/04155 | 3.95      | 1.60   |
| 11           | NJ/80683/04035 | 3.27      | 1.32   |
| 12           | NJ/80746/03932 | 11.52     | 4.66   |
| 13           | NJ/80775/04115 | 0.38      | 0.15   |
| 14           | NJ/80805/04671 | 9.95      | 4.03   |
| 15           | NJ/80808/04498 | 3.75      | 1.52   |
| 16           | NJ/80826/04104 | 1.18      | 0.48   |
| 17           | NJ/80868/04408 | 4.33      | 1.75   |
| 18           | NJ/80876/04186 | 3.39      | 1.37   |
| 19           | NJ/80934/04309 | 3.47      | 1.40   |
| 20           | NJ/80934/04580 | 3.77      | 1.53   |
| 21           | NJ/80941/04071 | 6.89      | 2.79   |

|                                      |                               |               |              |
|--------------------------------------|-------------------------------|---------------|--------------|
| 22                                   | NJ/81006/04489                | 5.15          | 2.08         |
| 23                                   | NJ/81016/04640                | 1.54          | 0.62         |
| 24                                   | NJ/81027/04219                | 5.28          | 2.14         |
| 25                                   | NJ/81076/03949                | 13.51         | 5.47         |
| 26                                   | NJ/81079/04403                | 4.27          | 1.73         |
| 27                                   | NJ/81113/04058                | 7.13          | 2.89         |
| 28                                   | NJ/81166/04593                | 6.46          | 2.61         |
| 29                                   | NJ/81246/04513                | 4.93          | 2.00         |
| 30                                   | NJ/81328/04212                | 6.98          | 2.82         |
| 31                                   | NJ/81348/03888                | 10.76         | 4.35         |
| 32                                   | NJ/81348/04057                | 11.1          | 4.49         |
| 33                                   | NJ/81538/04287                | 4.31          | 1.74         |
| 34                                   | NJ/81591/03924                | 15.67         | 6.34         |
| 35                                   | NJ/81598/04112                | 6.43          | 2.60         |
| <b>TOTAL</b>                         | <b>Broadwater 5 year SLDT</b> | <b>185.98</b> | <b>75.26</b> |
| <b>TOTAL Additional Grazing land</b> |                               | <b>77.9</b>   | <b>31.53</b> |





### Landlord Details

The Dickinson Trust Limited Trustee for the Dunnottar Trust (Dunecht Estates).

Estates Office  
Dunecht  
Westhill  
AB32 7AW

### Basic Payment Scheme (BPS) & IACS (if applicable)

Basic Payment will be available to purchase at Market Value from the outgoing tenant.

### Less Favoured Area Support Scheme (LFASS) (if applicable)

The farm is situated within a Less Favoured Area.

### Sporting Rights

Any sporting rights are excluded from the SLDT. The successful applicant will undertake to cooperate fully with the landlord and any sporting/fishing tenant or guests in respect of the sportings and will allow access over the farm without obstruction.

Field 15 is currently in game crop which must remain in place until 28th February 2020.

### Mineral Rights

Any mineral rights are excluded from the SLDT.

### Alienation

There will be a contractual bar against parting with possession, sub-letting or alienation without the landlord's written consent.

### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the let. No warranties are given for the fitted appliances.

The farm is vacant from 27th November. The outgoing tenant may have fittings/fixtures on farm at the time of viewing, these are not included within the lease. Please contact the letting agent if you have queries on the fixtures included.

### Ingoing Valuations (if applicable)

The successful applicant will be obliged to purchase 360 bales of wrapped silage from the outgoing tenant at market value.

### Local Authority

Aberdeenshire Council  
Gordon House  
Blackhall Road  
Inverurie  
AB51 3WB

### Solicitor

Brodies LLP  
15 Atholl Crescent  
Edinburgh  
EH3 8HA

### Particulars, Plans, Areas and Schedules

These are mainly based on the Ordnance Survey and Title Deeds and are for reference. They have been carefully checked and computed by the letting agents and the applicant shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the let nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Letting Agents.

### Date of Entry

28th November 2019 or such other date as may be agreed.

### Important Notes

#### Closing Dates

Tenders should be submitted on the application form, available on request and include the proposed method of farming, a business plan with gross margins for the farming enterprises and cashflow details for the duration of the SLDT and relevant references.

The deadline for receipt of tender applications and associated documents is 12pm on Friday 8th November 2019 with interviews of short listed applicants likely to be held prior to 22nd November 2019.

#### Offers

Tenders should be submitted in a sealed envelope clearly marked 'offers for Broadwater Farm' and received at the letting agent's office before the deadline.

#### Guidance for Applicants

Applicants should include as much detail as possible alongside their application form in order to evidence their ability to take on the running of Broadwater Farm. This should include a well thought out business plan, detail of capital requirement and how this will be funded, detail of knowledge and experience within the agricultural industry and where applicable confirmation of a potential guarantor.

A schedule of stock and machinery to include costs and timing of investment should be supplied alongside details of any borrowing required. An allowance for repairs and maintenance of the holding should also be accounted for in the business plan.

#### Date of Particulars

Prepared October 2019.



Offices across Scotland and Northern England

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