



BYRES FARM

BYRES FARM, FOCHABERS, IV32 7PH



**Crown Estate
Scotland**
Oighreachd a' Chrùin Alba



**BYRES FARM, ON CROWN
ESTATE SCOTLAND'S
FOCHABERS ESTATE, IS
AVAILABLE TO LET WITH
ENTRY FOR THE SUCCESSFUL
APPLICANT AS SOON AS
POSSIBLE UPON CONCLUSION
OF THE FORMAL TENDER
PROCESS.**

BYRES FARM, FOCHABERS, IV32 7PH

Crown Estate Scotland are keen to invite submissions from applicants from a wide range of backgrounds for this well laid out holding which comprises 160.566 hectares (396.767 acres) with accommodation and agricultural buildings, to be let on a 10 Year Modern Limited Duration Tenancy (MLDT). We invest in farming businesses, working with our tenants to improve productivity while enhancing biodiversity. Our success relies on partnership working and a strong landlord tenant relationship

Crown Estate Scotland manages its estate for the long term, with a firm commitment to sustainability and to creating and nurturing partnerships with our tenants. Crown Estate Scotland's rural estate includes agricultural land, together with forestry and minerals, residential and commercial property.

Offers will be considered for the farm as a whole, and consideration will also be given to Offers that exclude Byres Farmhouse. Applicants should make a clear statement on their future management of the unit, including reference to proposals for non-agricultural diversification as well as environmental opportunities, such as renewable energy, conservation, or other business developments.

Byres Land

Byres Farm extends to approximately 158.887 hectares of arable land (392.619 acres) (see figure 1).

Byres Farmhouse

The house is an attractive detached category B listed 2 ½ storey dwelling, of traditional stone construction with a slate roof. The accommodation comprises of a porch, three reception rooms, kitchen, cellar, two utility rooms, bathroom, shower room, w/c, four bedrooms, one box room and two attic rooms.



Farm Buildings

Byres Farm benefits from a set of modern agricultural buildings situated to the centre of the holding (see figure 2) with one cattle court situated to the north east of the centre of the holding (see figure 3).

Building 1 - Steel frame hay barn clad with corrugated sheeting with one open side in six bays. 37.5m x 18.5m.

Building 2 - Twin spanned general purpose building. Steel frame with steel trussed roof with corrugated asbestos sheeting and concrete floor. Central dividing block wall. 32m x 18m.

Building 3 - Twin spanned general purpose building. Steel frame with steel trussed roof with corrugated asbestos sheeting and concrete floor. Central dividing block wall. Grain storage and workshop divided from the main building. 37m x 48m.

Building 4 - Byres Farmhouse.

Building 5 - Lean to style building constructed of timber frame with open front, corrugated sheeting roof and walls in 6 bays. 6m x 24m.

Building 6 - Traditional stone 2 ½ story steading building constructed of stone in 5 bays. 6.5 x 13.5.

Building 7 - Former poultry shed of timber construction used as secure storage. 11.5m x 73m.

Building 8 - Cattle court constructed of blockwork and steel frame. 20.5m x 37m.

General Information

Services

Mains water supply to Byres Farmhouse, fields and buildings. Three Phase mains electricity. Private drainage.

Local Authority

The Moray Council, Council Offices, High Street, Elgin, Moray IV30 1BX.
t: 01343 543451

Grants, Subsidies & Quotas

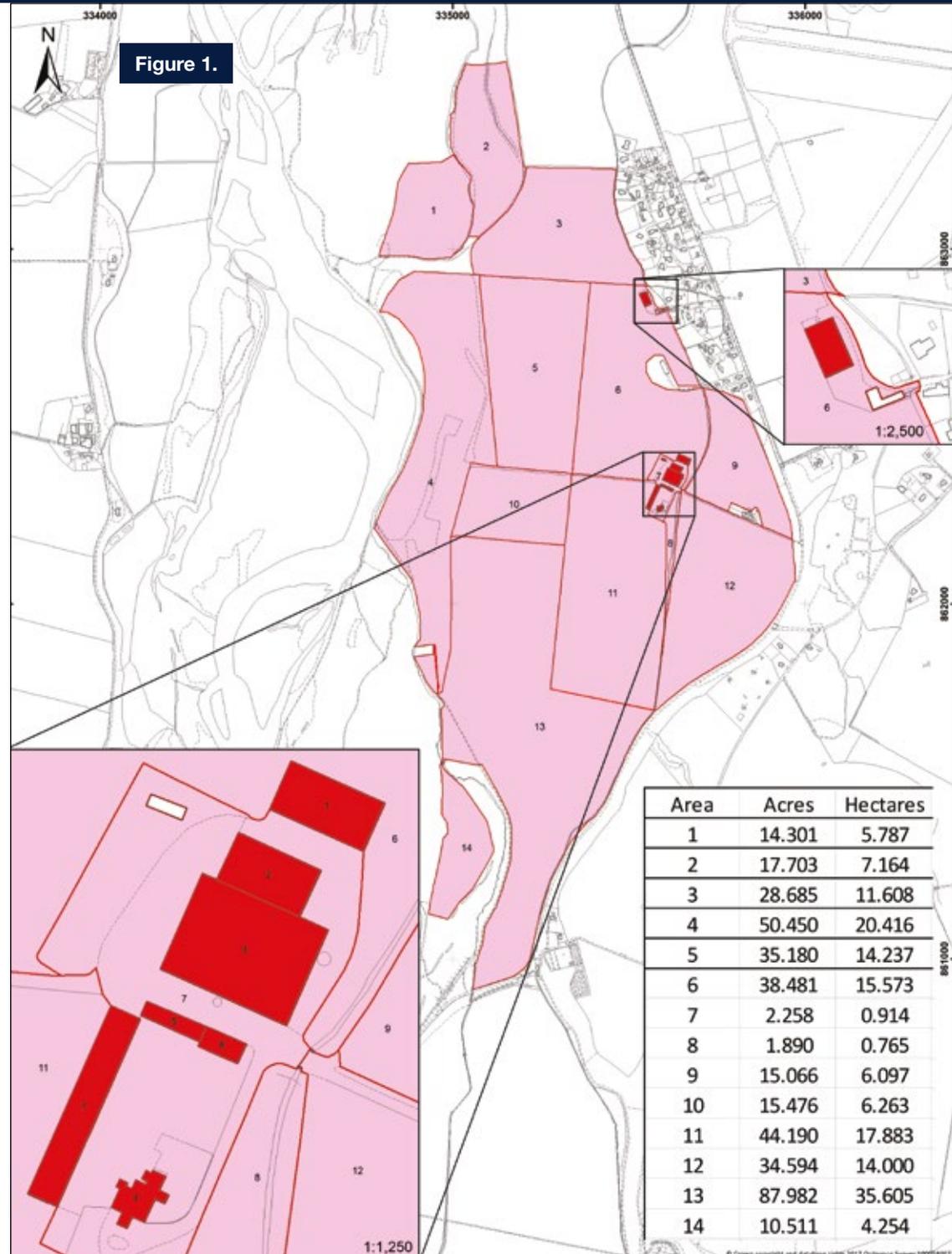
The farm is in a nitrate vulnerable zone.
Basic Payment Entitlements may be available by separate negotiation with the outgoing tenant.

Conditions of Let

The successful applicant will be required to enter into a Modern Limited Duration Tenancy for a 10 year period, commencing on a date to be agreed by negotiation, with entry available to the holding for the successful applicant as soon as possible to establish spring crops. Beyond the initial 10 year period there is no guarantee that the tenancy shall be continued, however, subject to satisfactory performance, there is the possibility of extending the tenancy.

The lease will be, in every respect, in the terms of the drafts of such documents which can be obtained, on request, from Savills.

It is vital that persons offering for the tenancy should have obtained, familiarised themselves with, and taken independent advice on, the draft documentation before submitting their offers.





Each party should bear their own costs in relation to preparing the lease. Any Land and Buildings Transaction Tax liability will be payable by the tenant.

Alienation

There will be a contractual bar against parting with possession, subletting or alienation without the landlords prior written consent subject to agreeing terms.

Crown Estate Scotland may be prepared to consider subletting for a variety of business enterprises.

Rent

The rent will be the sum as to be agreed between the successful applicant and Crown Estate Scotland and subject to review three yearly.

Sportings

Shooting, deer stalking, and all fishing on and adjacent to the farm are reserved. The farm tenant will undertake to co-operate fully with Crown Estate Scotland, their sporting tenant and the employees and guests of the sporting tenant in connection with the exercise of shooting, stalking and fishing rights and will allow access over the farm without obstruction for these purposes.

Rural Development and Diversification Proposals

Crown Estate Scotland would encourage interested parties to include ideas for non farming or environmental projects in their tenders. Crown Estate Scotland are keen to consider how this type of proposal can be

catered for in the leasing arrangements. It will be the responsibility of an applicant considering non agricultural development of the unit to apply for planning consent for the proposed development and to meet any conditions of the planning consent imposed by the planning authority. Crown Estate Scotland will provide support and work with the tenant on proposals for non agricultural development.

Valuations

The incoming tenant will be required to pay the outgoing tenant at entry for the following items.

1. Any unexhausted value of lime, manure and feeding stuffs in terms of the Agricultural Holdings (Scotland) Act 1991.
2. Any dung.
3. Any straw or silage on the holding.

Date of Entry

Entry will be available to the successful applicant as soon as possible.

Viewing

The farm may be inspected between 10:00 a.m. and 5:00 p.m. on 11th December 2017 when a representative of Savills will be in attendance at the farm to answer any questions. Viewing at any other time will not be permitted without prior approval of the Managing Agents, and it will be stipulated in this instance that the viewer must have these Particulars to hand.

Directions

Located 11 miles from Elgin - Take the A96 east heading towards Fochabers then taking the first exit onto the B1904 immediately after having passed over the river Spey bridge. After approximately 2.5 miles turn left onto the Byres Farm track. Follow this track for approximately 350m into the farm yard and building complex.

Submission of Tenders

Tenders must be submitted on the prescribed form available from Savills, 7 The Square, Fochabers, Moray IV32 7DG and should be returned to Savills in an envelope marked "Offer for Byres Farm" to be received by 12 noon on 12th January 2018.

Offers for the tenancy will not be opened before the closing date. Accordingly, any other letter requiring an earlier reply should be sent separately.

Notes for Guidance for Prospective Tenants

It should be noted that Crown Estate Scotland will not be bound to accept the highest or any other offer for the tenancy.

Applicants must satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these particulars and no abatement of rent or other compensation will be allowed for misstatement of the extent of the farm or any other reason. It is suggested to prospective applicants that in addition to completing the tender form attached to these particulars, it would be to their advantage to set out in some detail their proposals for the running of the farm including gross margins or similar calculations to show how

the rent offered can be justified. The following information will be of advantage to prospective applicants.

Proposed Method of Farming

Written details should be submitted as to the proposed method of farming plan giving details of relevant stock numbers, cropping, labour etc.

This should include a gross margin analysis of the main enterprises, detailed cash flow for the first year, and general indication of the expected cash flows for the second and third years. If you consider that it will take longer than three years to achieve a satisfactory result a clear indication of the anticipated period is required. Please also include summary trading statements (profit and loss account) of the proposed enterprises for each of the first three years trading.

Capital Requirements

Information is requested regarding the source of financing and working capital and bank borrowing position. State the total amount of capital that you consider will be necessary to enter and stock the farm adequately. A separate schedule showing details of stock and machinery requirements including costs and timing of investment must be supplied. The amount of additional working capital required in the first 24 months of operation must be given.

Fixed Equipment

Byres Farm is advertised as an arable and stock farm, with the fixed equipment that is currently available on the farm at commencement of the lease, and no further fixed equipment will be provided.

A record of condition will be carried out for Byres Farm, at joint expense to the landlord and tenant, at the commencement of the lease.

Date of Information

Particulars prepared: November 2017

Photographs taken: November 2017

Savills Fochabers

7 The Square, Fochabers

Morayshire, IV32 7DG

fochabers@savills.com

01343 823000

savills.co.uk

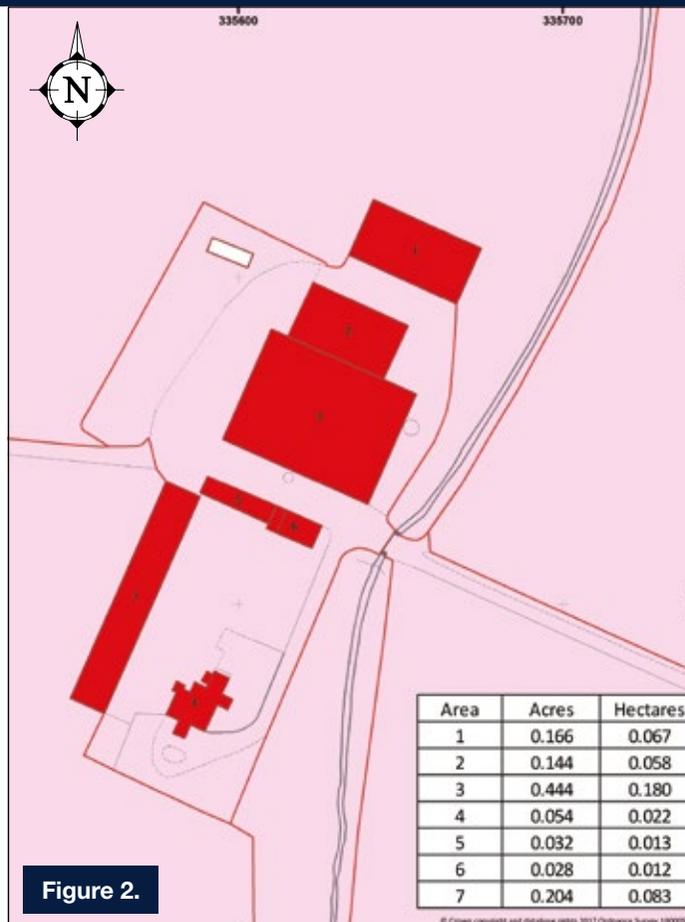


Figure 2.

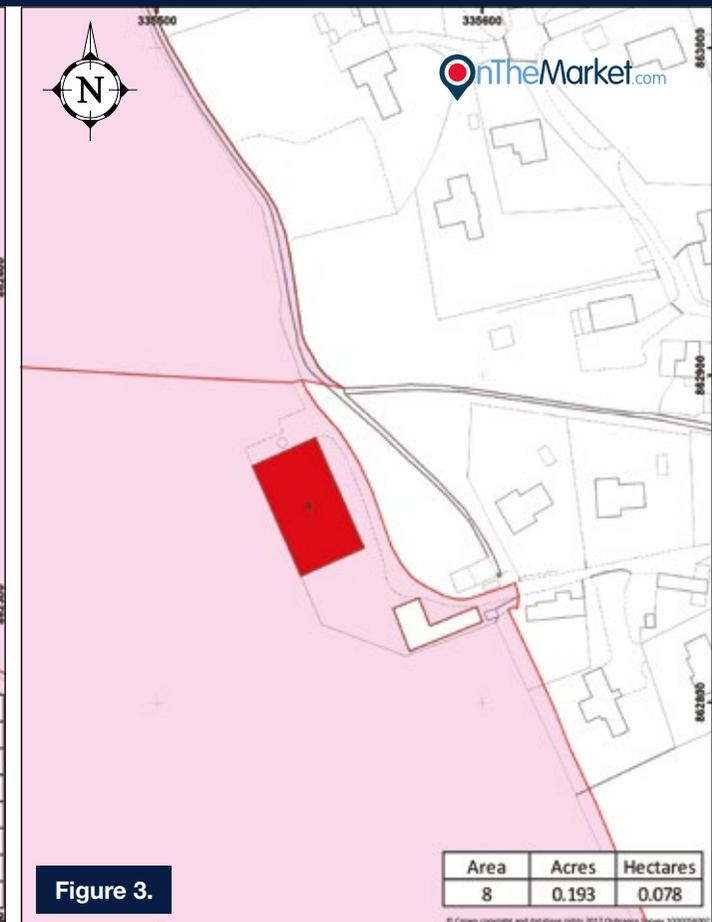


Figure 3.

Important Notice Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor or Savills. v) Measurements are approximate and must not be relied upon. Outbuildings are measured externally (unless otherwise stated). vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement. 17/11/21 [JS].

