



**MOUNT  
STUART**

**SW**  
**STANLEY  
WRIGHT**

**TO LET**  
**Mid Ascog Farm,**  
**Rothesay**  
**Isle of Bute**  
**PA20 9LJ**

Situated close to Rothesay on the Isle of Bute and offered to let on a twenty year Modern Limited Duration Tenancy, an equipped dairy farm with First Milk membership, extending to 179.41 hectares (443.35 acres) or thereabouts with a three bed farmhouse



## Situation

Mid Ascog Farm is situated in the well-renowned dairy area of the Isle of Bute and sitting only 2 miles from the centre of Rothesay. Rothesay is the principal town on Bute and main ferry landing point. It benefits from a wide range of shops and facilities, including primary and secondary schools.

Glasgow, with its mainline train station and international airport, is only 41 miles away which is why Bute is regarded as one of the most accessible Scottish islands, with regular ferry crossing from the mainland.

Farming is a significant sector on the island and The Mount Stuart Trust support eight dairy farms, a number of beef and sheep units as well as a significant tourism enterprise.





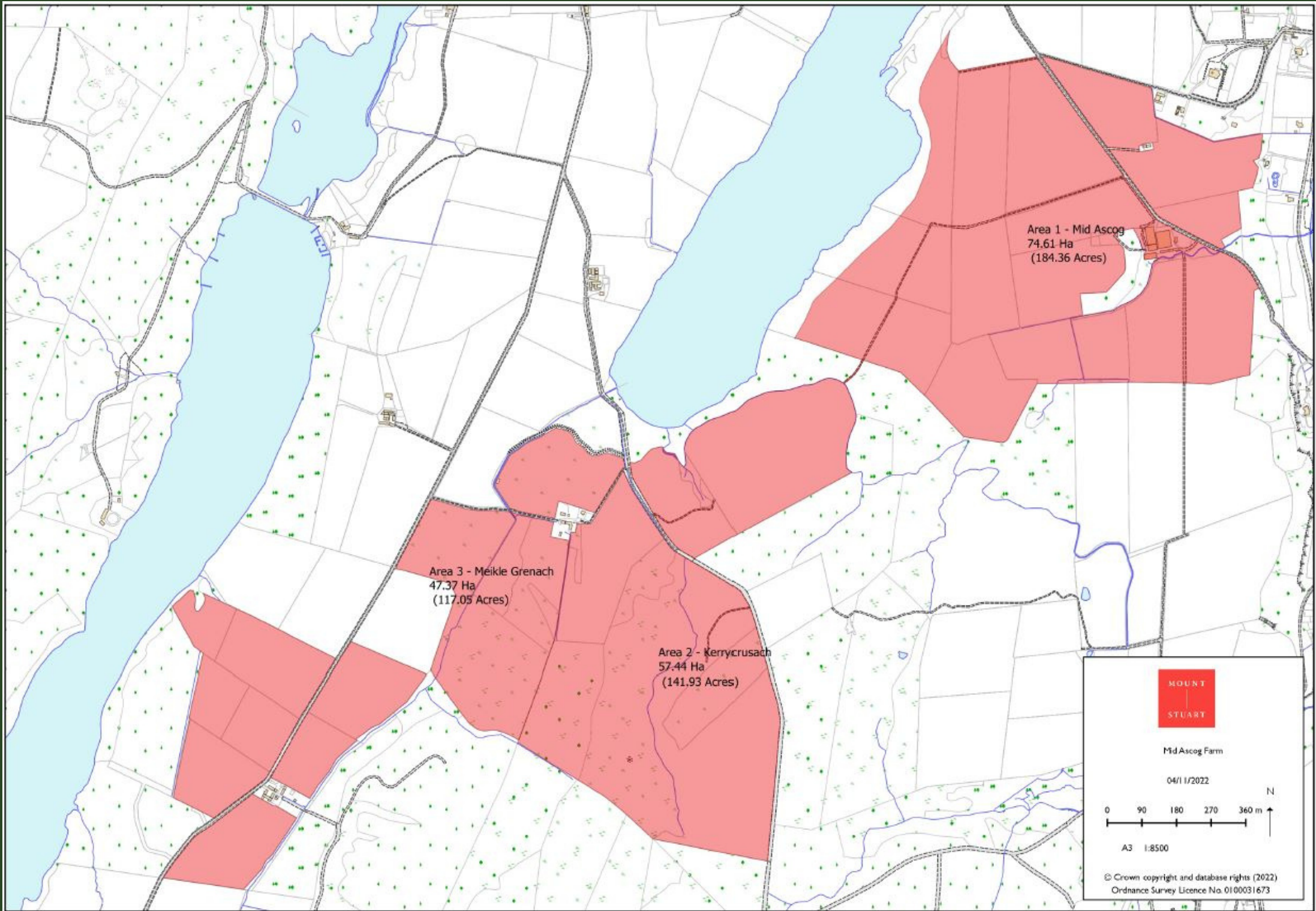
## Mid Ascog Farm

The Mount Stuart Trust is offering to let the dairy unit of Mid Ascog Farm, with First Milk membership, on a twenty year Modern Limited Duration Tenancy (MLDT). Mid Ascog is a well equipped dairy unit with a range of modern buildings, farmhouse and 179.41 ha or thereabouts.

The land is classified as a mix of 4.1, 5.1 and 5.3 by the James Hutton Institute and is classed as both Region 1 and Region 2 in relation to BPE. The land is available to let as a whole only and comprises:

- Area 1 Mid Ascog: includes the farmhouse, steading and 74.61 ha of land classification 4.1 and 5.2. The majority is Region 1, with one field to the south classed as Region 2 in relation to BPE. The land is a mix of silage and arable ground with a good amount of permanent pasture. The farm has been milking 110 head through a 20/10 parlour, has 155 cubicles across two buildings and is complete with a 4,000 litre milk tank.
- Area 2 Kerry crusach: extending to 57.44 ha of mixed permanent pasture and rough grazing with a land classification of 5.2, classified as Region 2 in relation to BPE and forms the ideal extent for a sheep enterprise.
- Area 3 Meikle Grenach: extends to 47.37 ha adjacent to Loch Fad and has a good mix of silage and permanent pasture with direct access to the B881 public road.
- Three bed farmhouse in good condition and benefiting from double glazing and oil central heating. There is a good size dining kitchen, utility, living room and bedroom on the ground floor with sitting room, two bedrooms and bathroom on the first floor.

A plan of the farm is overleaf





## Farm Buildings

1. 20/10 parlour and tank room, covered silage clamp and slatted cubicle shed (250,000 gallon tank)
2. Grain store / general purpose building
3. General purpose shed and workshop
4. Calf pens
- 5 & 6. Dutch barn with calf pens and lean-to
7. Lean-to cubicle shed
8. Slatted cubicle shed (220,000 gallon tank)
9. Calf pens
- 10 & 11. Redundant & to be demolished
12. Livestock pens

twelve ton and five ton Collinson grain bins are also situated on the farm



## Conditions of Let & In-goings

The successful applicant will enter into a twenty year MLDT with the date of entry to be agreed, likely early in the new year of 2023. A draft MLDT is available as part of the tender pack. Subletting and alienation are explicitly prohibited under the lease without the express written consent of the landlord.

Each party will cover their own costs in relation to the letting. A record of condition will be completed within 3 months of lease commencement and the cost will be split evenly between landlord and tenant.

The incoming tenant will be responsible for any Land & Buildings Transaction Tax.

The incoming tenant will be required to takeover from the landlord the following items at the commencement of the lease, further details are set out in the tender pack:

- Silage
- Straw & hay bales
- Basic Payment Entitlements (the 2022 claim will be retained by the outgoing tenant)
- First Milk company shares & First Milk membership

It is recommended that those tendering obtain professional / legal advice on the tender documents before submitting an offer.

All tenders should be completed using the tender document and emailed to [enquiries@stanleywright.co.uk](mailto:enquiries@stanleywright.co.uk). Tender proposals must be received by noon Monday 23 January 2023, after which a shortlist of candidates will be invited for interview with date of entry soonest thereafter.

The Mount Stuart Trust will not be bound to accept the highest or any other offer for the tenancy.



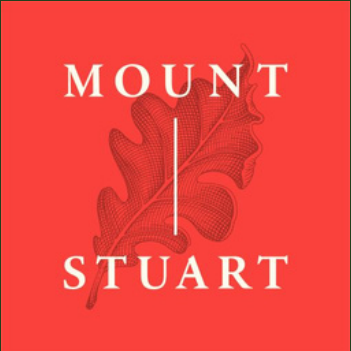




All applicants must satisfy themselves by inspection or otherwise as to the details contained in this brochure. No abatement of rent or compensation will be given for misstatement or any inaccuracy. The farm will be let as a dairy farm and will contain all fixed equipment that is present and available at the beginning of the tenancy, no further fixed equipment will be provided. All land and fixed equipment will be recorded in a Record of Condition.

Applicants may view the farm **by appointment only** on the set viewing days. For any queries or to book onto a viewing day, please contact:

James Barnett   07827 747994   james@stanleywright.co.uk  
Gordon Kerr   07387 605261   gordon@stanleywright.co.uk



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