

SW
STANLEY
WRIGHT

TO LET
Lower Ettrick Farm
Ettrick Bay
Isle of Bute
PA20 0QU

The Mount Stuart Trust is offering to let Lower Ettrick Farm with a modernised 3 bedroom farmhouse, a range of agricultural buildings and land extending to about 46 hectares (114 acres).
A further about 60 hectares (149 acres) of land at Kildavannan is offered as a separate lot.



Lower Ettrick Farm (Lot 1) & Kildavannan Land (Lot 2)



Location

Both Lower Ettrick and Kildavannan are situated on the Isle of Bute, which is well-renowned for its agriculture. The farm is just 6 miles from the centre of Rothesay, the principal town on Bute and main ferry landing point. Rothesay also has 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 crossings from the mainland.

Farming is a significant sector on the island and the Mount Stuart Trust supports nine dairy farms and over twenty beef and sheep units as well as a significant tourism enterprise.

Lot 1 - Lower Ettrick Farm

The Mount Stuart Trust is offering to let Lower Ettrick Farm, on a ten year Modern Limited Duration Tenancy (MLDT). Lower Ettrick is a livestock unit with a range of buildings, 3 bedroom farmhouse, stables, and about 114.76 acres (46.44 ha) of land.

The land is classified as a mix of 3.2, 4.2, and 5.1 by the James Hutton Institute and is classed as all Region 1 in relation to Basic Payment Entitlement, all land is grazing category D in relation to LFASS. The land is available to let as a whole only and comprises:

- Land - extending to 114.76 acres (46.44 ha) or thereabouts, all of which is permanent pasture.
- 45.80 Region One Basic Payment Entitlements (for the avoidance of doubt the 2024 claim will be made by the Landlord and retained by them)
- Buildings - a mix of traditional and more modern agricultural buildings, including stables and an outdoor manège
- Stables for 14 horses
- A Livestock Building with 66 cubicles
- Three bed modernised farmhouse in good condition and benefiting from double glazing and oil central heating. There is a kitchen, utility, sitting room, bathroom, and bedroom on the ground floor, and two bedrooms on the first floor. The house will be let undecorated and uncarpeted.

A plan of the farm (lot 1 & 2) is overleaf

Lot 2 - Land at Kildavannan

The Mount Stuart Trust is also offering to let Lot 2 on a ten year Modern Limited Duration Tenancy (MLDT).

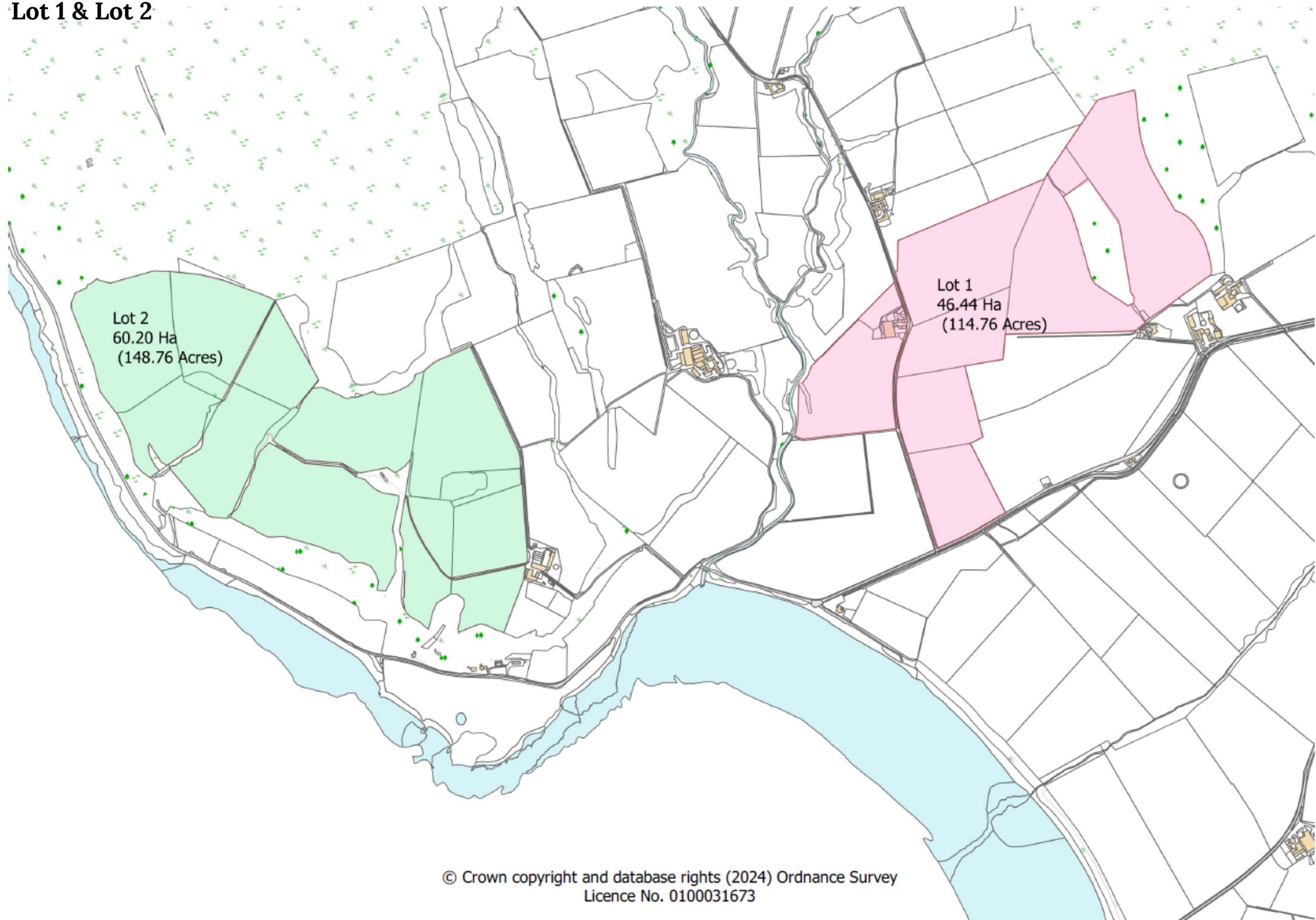
The land is classified as a mix of 4.2, and 5.3 by the James Hutton Institute and is classed as all Region 1 in relation to Basic Payment Entitlement, all land is grazing category D in relation to LFASS. The land is available to let as a whole only and comprises:

- Land - extending to 60.20 Ha (148.76 Acres) or thereabouts and is a mixture of Rough Grazing and Permanent Pasture
- 58.71 Region One Basic Payment Entitlements (for the avoidance of doubt the 2024 claim will be made by the Landlord and retained by them)

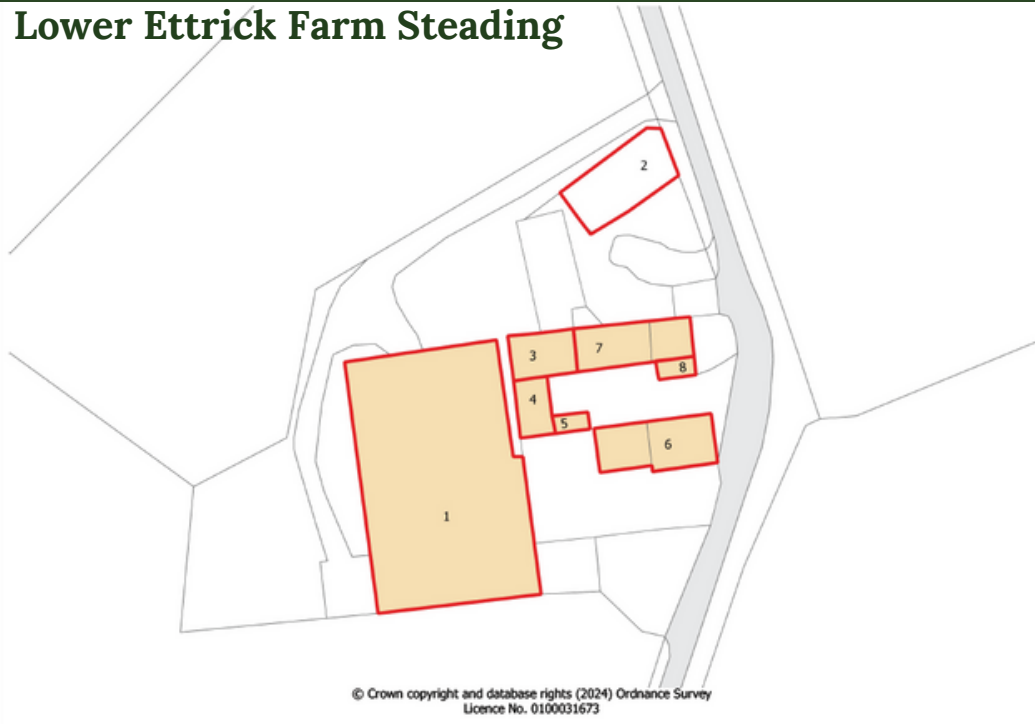
There are no buildings with Lot 2 it is land only



Lot 1 & Lot 2



Lower Ettrick Farm Steading



Description of Farm Buildings

1. Large agricultural shed - includes 66 cubicles, 7 stables, and part slatted floor - 42m x 27m
2. Manège - 8m x 17m
3. Traditional stone built outbuilding with 4 stables - 7m x 11m
4. Traditional stone built outbuilding with 3 stables - 10m x 6m
5. Stone built storage room - 6m x 3m
6. 3 bedroom farmhouse
7. Traditional stone built outbuilding with stables - 20m x 7m
8. Stone built storage room - 7m x 3m



Conditions of Let & In-goings

The Lots can be tendered for individually or as a whole.

The successful applicant will enter into a ten year MLDT with the date of entry to be agreed, likely spring of 2024. A draft MLDT is available as part of the tender pack. Subletting and alienation are explicitly prohibited under the lease.

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 the Basic Payment Entitlements at market value (for the avoidance of doubt the 2024 claim will be made by the landlord and retained by them)

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. Tender proposals must be received by noon Friday 19th of April 2024, 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.

To obtain a tender pack, or to request any further information please contact enquiries@stanleywright.co.uk





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 livestock 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**. For any queries or to book onto a viewing day, please contact the Stanley Wright office:

T: 01659 58697 E: enquiries@stanleywright.co.uk

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