

**Hill land at Saddell Home Farm
Campbeltown, PA28 6QS**



Hill land at Saddell Home Farm. About 60 hectares (148.26 acres)

Directions

The land is accessed from a track off the B842 by Saddell Abbey. The land is located at NR 779 320 and a nearby post code is PA28 6QS.

For those using the What3Words app, the entrance to the land is ///playfully.similar.twigs

Situation

The hill land at Saddell Home Farm is located approximately ten miles north of Campbeltown, on the east coast of Kintyre. It sits on an easterly slope behind Saddell Abbey and there is available scope for the construction of a new forest road.

Description

The land extend to about 60 hectares (148.26 acres) and comprises grazing land on an easterly facing slope and 1.9 hectares of native woodland in the north of the site. The land is surrounded to the north, west and south by commercial forestry plantations and rises from 120m to approximately 250m above sea level.

The majority of the land is Class 5, with a small amount of Class 4, on the James Hutton Institute Land Classification for Agricultural Scale.

There is potential for both commercial and native afforestation although there are no applications currently in progress.

Boundaries

The land is generally enclosed by stock fencing or by steep cliffside. March fencing is maintained on a mutual basis with neighbouring owners. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.

Roads

A shared access is via a stoned track off the B842. There is, however, scope to allow construction of a forest road with access to the B842.

Sporting

The sporting rights are not currently let and are included in the sale.

Grant Schemes

There are no existing grant schemes in place.

Archaeology

No archaeological features have been identified on site.

Minerals

Mineral rights are included, except as provided for by statute.

Plans and Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

Mortgage Finance

Bell Ingram is an approved agent for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals in confidence, please call Sarah Tyson on 0738 621121 or email sarah.tyson@bellingham.co.uk

VAT

In the event that the seller has elected to tax, VAT may be payable on the purchase price.

Scottish Government Rural Payments and Inspections Directorate (SGRPID)

Cameron House, Albany Street, Oban PA34 4AE

Local Scottish Forestry Office

Perth and Argyll Conservancy, Upper Battleby, Redgorton, Perth PH1 3EN

Local Authority

Argyll & Bute Council, Argyll House, Alexandra Parade, Dunoon PA23 8AJ

Solicitor

Stewart, Balfour & Sutherland, Kinloch Hall, Lochend Street, Campbeltown PA28 6DL.

Third Party Servitudes and Burdens

The property is sold under the conditions of the Title Deeds, subject to all Servitude Rights, burdens, reservations, and wayleaves including rights of way and rights of access howsoever constituted.

The purchaser shall be held responsible to satisfy themselves as to the nature of all burdens, should they exist. Further details can be obtained via the selling agents. Title deeds will be exhibited to the purchaser's legal agents for examination.

Viewings

May be undertaken at any reasonable time by anyone in possession of a set of these particulars, however, the selling agent must be contacted beforehand.

Closing Date

A closing date may be fixed, and we would advise prospective purchasers to register their interest with Bell Ingram.

Entry

Early entry with vacant possession is available following legal settlement and payment of purchase price.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

Deposit

The purchaser will be required to pay a deposit of 10% of the purchase price within 10 days of the conclusion of missives. If the payment is not made within the time limit the seller will be entitled to cancel the sale contract.

The balance of the purchase price will become payable upon the date of entry, whether physical possession is actually taken by the purchaser. If this payment is not made by the due date interest at 4% above the prevailing base rate of the Bank of Scotland will be charged thereon from the date due until paid.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

Important Notice


Bell Ingram, their clients and any joint agents give notice that:

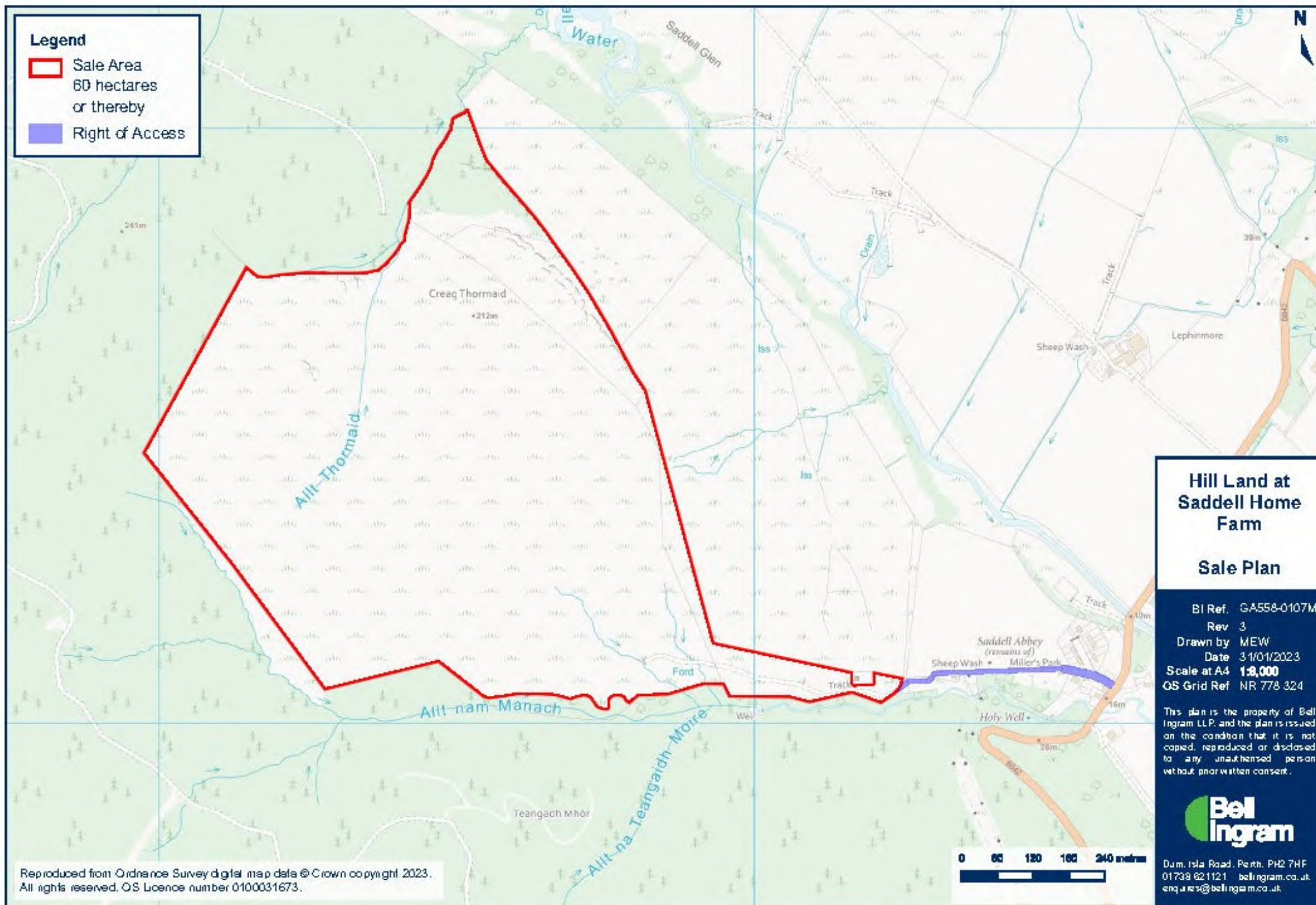
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Legend

-  Sale Area
60 hectares
or thereby
-  Right of Access



Hill Land at Saddell Home Farm

Sale Plan

BI Ref. GA558-0107M
Rev 3
Drawn by MEW
Date 31/01/2023
Scale at A4 **1:2,000**
OS Grid Ref NR 778 324

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Dum. Isla Road, Perth, PH2 7HF
01739 621121 [belingram.co.uk](mailto:enquiries@belingram.co.uk)
enquiries@belingram.co.uk



Durn, Isla Road, Perth PH2 7HF

Tel: 01738 621 121

www.bellingram.co.uk enquiries@bellingram.co.uk

