

**LAND AT SOUTH MUASDALE FARM**  
TARBERT, ARGYLL



# LAND AT SOUTH MUASDALE FARM, TARBERT, ARGYLL

## An attractive block of farmland on the West Coast of Kintyre

Campbeltown 14 miles ■ Tarbert 23 miles ■ Glasgow 123 miles

- A productive and accessible area of land
- Situated in a private location with spectacular views over the surrounding countryside
- Potential forestry planting opportunities on parts of the land (subject to the necessary consent)

About 50.76 Ha (125.43 Acres) in total

For Sale as a Whole

**Galbraith**

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 OnTheMarket







### SITUATION

The Land at South Muasdale Farm forms an attractive opportunity and is situated just to the south of the small village of Muasdale, and close to the villages of Glenbarr and Tayinloan. The village has a doctor's surgery and small shop, and Campbeltown provides a good range of retail outlets, along with an historic cinema, swimming pool, primary and secondary schools, numerous bars and restaurants, and a library. There is a community hospital in Campbeltown, and the airport close to Machrihanish offers regular flights to Glasgow. Further services are located in the attractive fishing village of Tarbert to the north including shops, bars, restaurants and hotels. There is an excellent bus service between Glasgow and Campbeltown which passes through Muasdale.

Argyll is a county offering a wide range of recreational pursuits. The area is a popular field sports destination with a number of estates in the vicinity offering driven and walked up game shooting. It is also a region popular with hill walkers and cyclists with a variety of tracks to suit all levels of fitness. The land is located in an area renowned for the high quality of its stock and timber produced from the surrounding forests. The area is well catered for by a range of agricultural suppliers and outlets including the renowned market at the Oban Agricultural Centre, which offers a first class outlet for livestock.

### DESCRIPTION

The subjects form an attractive block of land extending to approximately 50.76 Ha (125.43 Acres) in total and is split into several enclosures. The farmland has been used in conjunction with the existing larger farming enterprise and is all down to pasture with two fields to the north east of the holding having recently been cropped and in fodder. The farmland has principally been classified as Grade 4.1 and 4.2 by The James Hutton Institute with a small area of Grade 5.3 along the eastern boundary. The land is well suited to grazing and fodder production with some of the fields having also grown cereals. The land rises from 40m above sea level to 130m at the south eastern boundary.

The Seller intends to retain the existing farmhouse, buildings and remainder of the land. Some of the boundaries between this area and the subjects of sale are unfenced however are marked on the ground. The erection of any new fences will be met on a 50/50 basis between Seller and Purchaser. Further

details are available from the Selling Agents. The Seller also intends to retain ownership of the access road to the house and buildings. Rights of servitude will be granted to the purchaser across this road.

### IACS

All the farmland is registered for IACS purposes and the farm code is 155/0113.

### BASIC PAYMENT SCHEME (BPS)

Any payments relating to the 2023 scheme year will, if appropriate, be retained by the Seller. The Seller will enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements. If applicable, the purchaser will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year.

### LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

### ORGANIC SCHEME

The whole farm has previously been run on an organic basis with the current scheme due to end in December 2023.

### LOCAL AUTHORITY

Argyll and Bute Council  
Kilmory  
Lochgilphead  
PA31 8RT  
T: 01546 605522



### **SGRPID**

Cameron House  
Albany Street  
Oban  
PA34 4AE  
T: 0300 244 9340  
F: 0300 244 9331  
E: SGRPID.Oban@scotland.gsi.gov.uk

### **MINERALS**

The mineral rights are included in the sale insofar as they are owned by the Seller.

### **TIMBER**

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

### **SPORTING RIGHTS**

Insofar as these rights form part of the property title they are included with the sale.

### **DEPOSIT**

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Such Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

### **DIRECTIONS**

From Tarbert, follow the A83 south towards Muasdale. Continue on the road for a further 1.5 miles, around a steep 'S' bend, and then turn left down a farm track to access the land.

### **POST CODE**

PA29 6XD

### **SOLICITORS**

Gemma Baillie  
McClean & Stewart  
51/53 High Street  
Dunblane  
FK15 0EG  
T: 01786 823217

### **VIEWING**

Viewings are strictly by prior appointment and only through the Selling Agents.

### **POSSESSION AND ENTRY**

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the Selling Agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

### **HEALTH & SAFETY**

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farmland and water courses.

### **THIRD PARTY RIGHTS AND SERVITUDES**

The subjects are sold together with, and subject to, all other existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

### **MORTGAGE FINANCE**

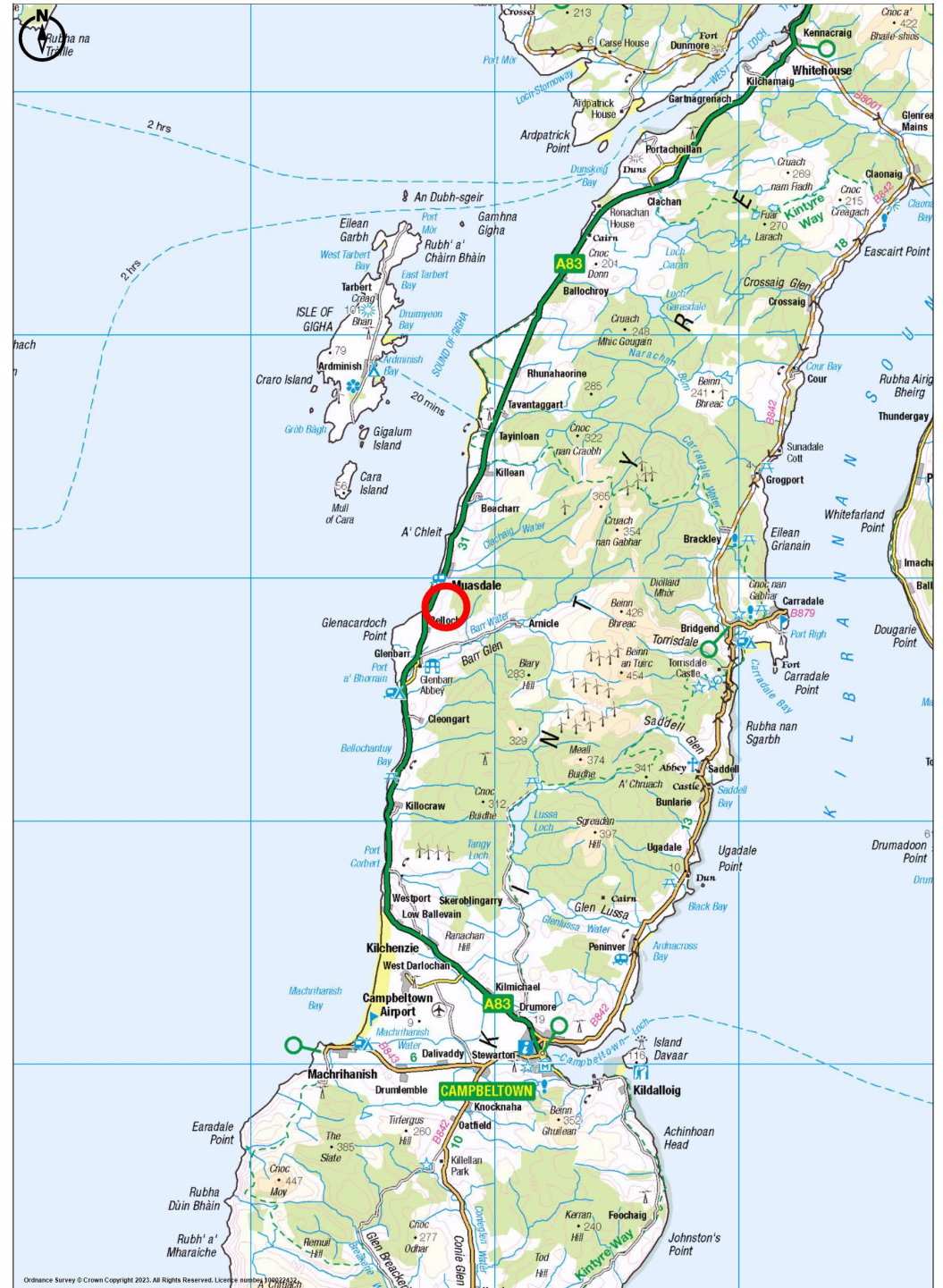
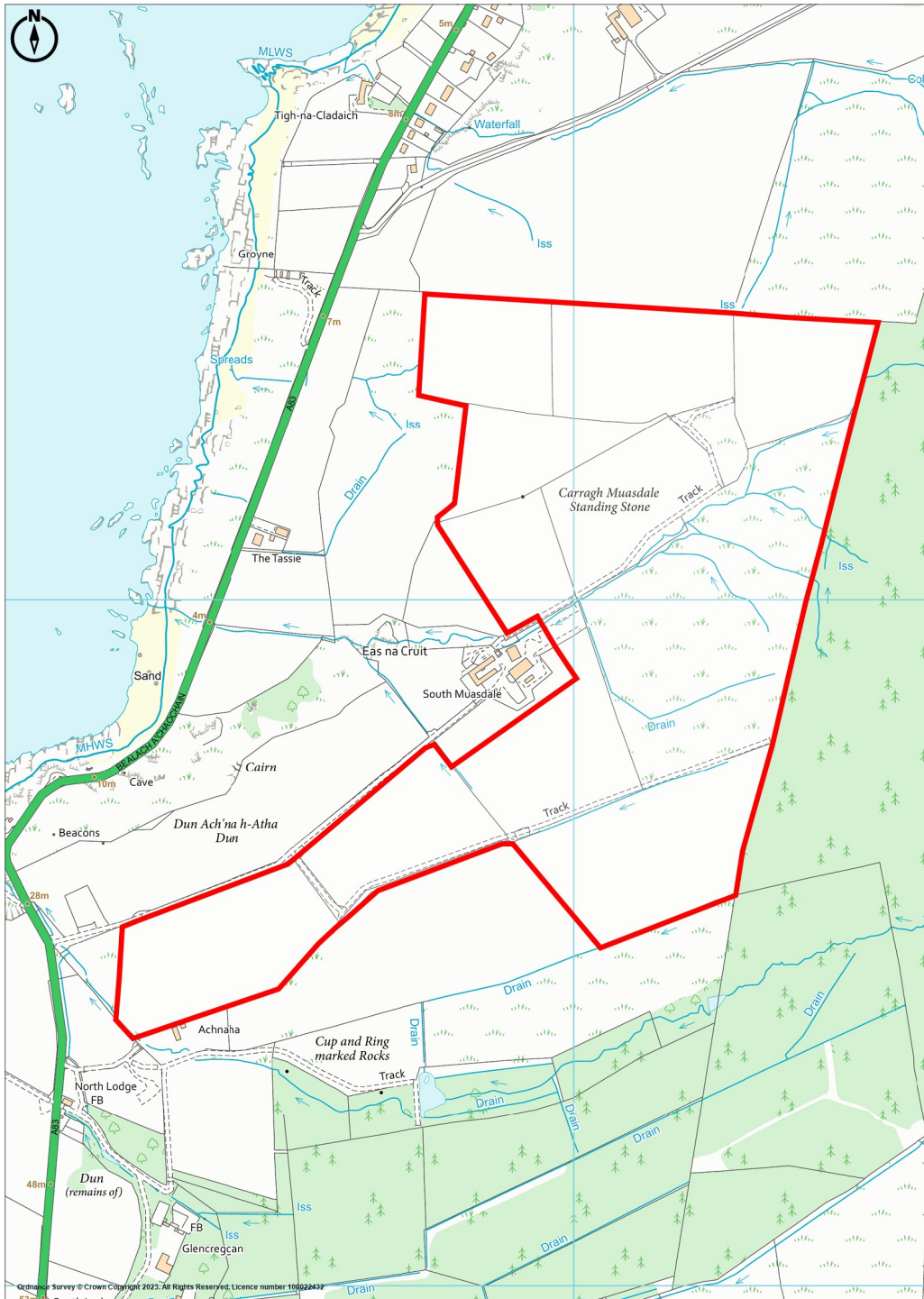
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie on 0800 389 9448. Email: alistair.christie@galbraithgroup.com.

### **IMPORTANT NOTES**

1. These particulars are intended to give a fair and overall description of The Property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of The Property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless The Property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw The Property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes - The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken October 2023 8. Brochure prepared October 2023











**Galbraith**