



Moorpark Dairy

North Shawbost, Stornoway, Isle of Lewis HS2 9BD

Lot 1

5 bedroom detached house with general purpose shed and crofting land
Extending to 5.76 acres (2.33ha)

Lot 2

4 bedroom detached house with dairy complex and crofting land
Extending to 73.41 acres (29.71ha)

For Sale as a Whole or in Two Lots

Guide Price Lot 1 : £255,000 Guide Price Lot 2 : £700,000



Lot 1: Number 8, North Shawbost, Farmhouse

Detached timber framed cavity brick tiled single storey 5 bedroomed property which provides spacious family accommodation. The accommodation comprises:

Kitchen

Fitted units, electric cooker.

Utility Room

With kitchen maid clothes airer, fitted units, oil fired central heating boiler and cupboard with the water tank located within.

Sitting Room

Open fire in brick fireplace.

Bathroom

Bath with mains shower over, WC and wash hand basin.

Double Bedroom 1

With ensuite with shower cubicle, WC and wash basin.

Double Bedroom 2

Double Bedroom 3

Double Bedroom 4

Double Bedroom 5

The house offers pleasant views over the crofting land and beyond. The house is on a feu away from the croft. A copy of the Home Report is available from the selling agents on request.

Services

Mains electricity, mains water supply, oil fired central heating and a back boiler in the sitting room, mains drainage. Telephone fitted to BT regulations, UPVC windows.

Council Tax Band Band D

EPC Rating Band D

General Purpose Shed (18m x 9m)

Steel portal framed shed with steel cladding roof with skylights, part steel cladding shed and part concrete block walls and a concrete floor. There are electrics and water located within. The shed was constructed in 2003 and located adjacent to the house. There is planning permission for a second general purpose shed details will be provided by the selling agent on request.





Land

Adjacent to the house and shed lies 2.33 Ha (5.76 acres) of permanent pasture land split in 2 fields. The land lies at an altitude of between 8-10m above sea levels with some gently undulating.

According to the James Hutton Institute for Soil Research, the land is a mix of classified as grade 5 (3), which is described as Land capable of use as improved grassland. Pasture deteriorates quickly and classified as 5 (2) – Land capable of use as improved grassland with few problems with pasture establishment.

Access

Access is gained from the An Carnan Fobhig Road.

Basic Payment Scheme

The sale does not include any Basic Payment Entitlements or LFASS payments.

Crofting details

8 North Shawbost is a tenanted croft. A full copy of the lease and associated documents are available from the selling agent on request. The croft will be sold with the property.

Nitrate Vulnerable Zone

The land is situated within a nitrate vulnerable zone.



Lot 2

Land at Moorpark Dairy

To the rear of the sheds and opposite the steading and in the surrounding vicinity lies 29.71 Ha (73.41 acres) of permanent pasture land split in 6 fields. The land lies at an altitude of between 15-45m above sea level and some gently undulating. The land is classified as grade 5 (3), and a small section 5 (2)

Services

Private water.

Access

Access is gained from the public highway and village, apportionment and crofting right of way.

Basic Payment Scheme

The sale does not include any Basic Payment Entitlements or LFASS payments.

Crofting details

12 and 13 South Bragar are tenanted crofts. A full copy of the leases and associated documents are available from the selling agent on request. Further land may be available to purchase on request from common grazing with the agreement of the Grazing Committee and Crofter Commission.

Lot	Field No		Ha	Acres	Description
1	1	NB/26453/47668	1.59	3.93	8 North Shawbost Croft
1	2	NB/26656/47707	0.74	1.83	8 North Shawbost Croft
2	3		19.85	49.05	13 South Bragar Croft
2	4		0.45	1.11	12 South Bragar Apportionment
2	5		0.52	1.28	12 South Bragar Croft
2	6		1.51	3.73	12 South Bragar Croft
2	7		1.21	2.99	13 South Bragar Croft
2	8		6.17	15.25	12 South Bragar Apportionment Outer Apportionment
			32.04	79.17	



Lot 2: Moorpark Dairy Farmhouse

Detached timber framed cavity brick tiled two storey 4 bedroomed property which provides spacious family accommodation. The accommodation comprises:

Ground Floor

Kitchen

Fitted units.

Utility Room

Wash hand basin.

Sitting Room

Open brick fireplace.

Bathroom

Bath with mains shower above, WC and wash hand basin.

Bedroom 1

First Floor

Single Bedroom 2

Single Bedroom 3

Double Bedroom 4

The house offers pleasant views over the crofting land and beyond.

The house is on the crofting land and has not been fued.

Services

Mains electricity, private water supply, oil fired central heating and mains drainage, telephone, UPVC windows.

Council Tax - Band D

Energy Performance Certificate - Band E



Dairy Complex (75m x 40m) and (75m x 40m)

Fully equipped dairy processing plant for fresh milk sales. Two steel portal framed sheds with steel cladding roofs with skylights, part steel cladding, part concrete block, part Yorkshire boarding walls and concrete floors. The sheds were constructed in 2015 and 2017. Within the sheds lies 34 cubicles, toilets, office, calving pens, walk in fridge, wash room, bulk milk tank room with 150 gallon tank and 150 gallon holding tank, walk in chill cabinet, Mallinson Read pasteuriser, Mallinson Read Homogenizer, Mallinson Read Cream Separato, Dinting Metric 6 valve rotary bottle filler and Caper air compressor, and 4x4 Manus swing over milking parlour with automatic cluster removals, milk meters, auger system, 12 tonne feed bin and foam wash system.

The dairy has the potential to expand into cheese and ice cream production. There is planning permission for a third shed details will be provided by the selling agent on request.

Slurry Store

Underground slurry store covered by slats.

Services

Mains water and mains electrics for the milking parlour and bulk milk tank. The dairy processing plant has it's own electricity supply.



Servitudes, Wayleaves and Easements

There is a public right of way over the western boundaries of fields 3 and 4.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

Viewing

Strictly by appointment through the sole selling agents, H&H Land and Estates.

Method of Sale

The property is offered for sale by Private Treaty as a whole or in two lots. The Vendors reserve the right to exclude any of the property shown or to generally amend the particulars.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Vendor's Solicitor: Anderson Macarthur Solicitors & Notaries Old Bank of Scotland Buildings Stornoway Isle of Lewis HS1 2BG

Deposit

A deposit of 10% of the purchase price will be payable within seven days of completion of missives not withstanding this, the property will not pass from the seller

Interest

Interest will be paid by the Purchaser on the deposit and the balance of the purchase price from the dates on which they respectively become payable at a rate of 5% per annum above the base lending rate of The Royal Bank of Scotland until payment.

Consignation

Consignation of the purchase price will not be effectual in excluding payment of interest. In the event of the Purchaser failing to pay the full purchase price within fourteen days from the date of entry the seller will be entitled to, but not bound to, resale from the bargain and re-sell the property without prejudice to their rights to recover from the Purchaser any loss occasioned by them thereby.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
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- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

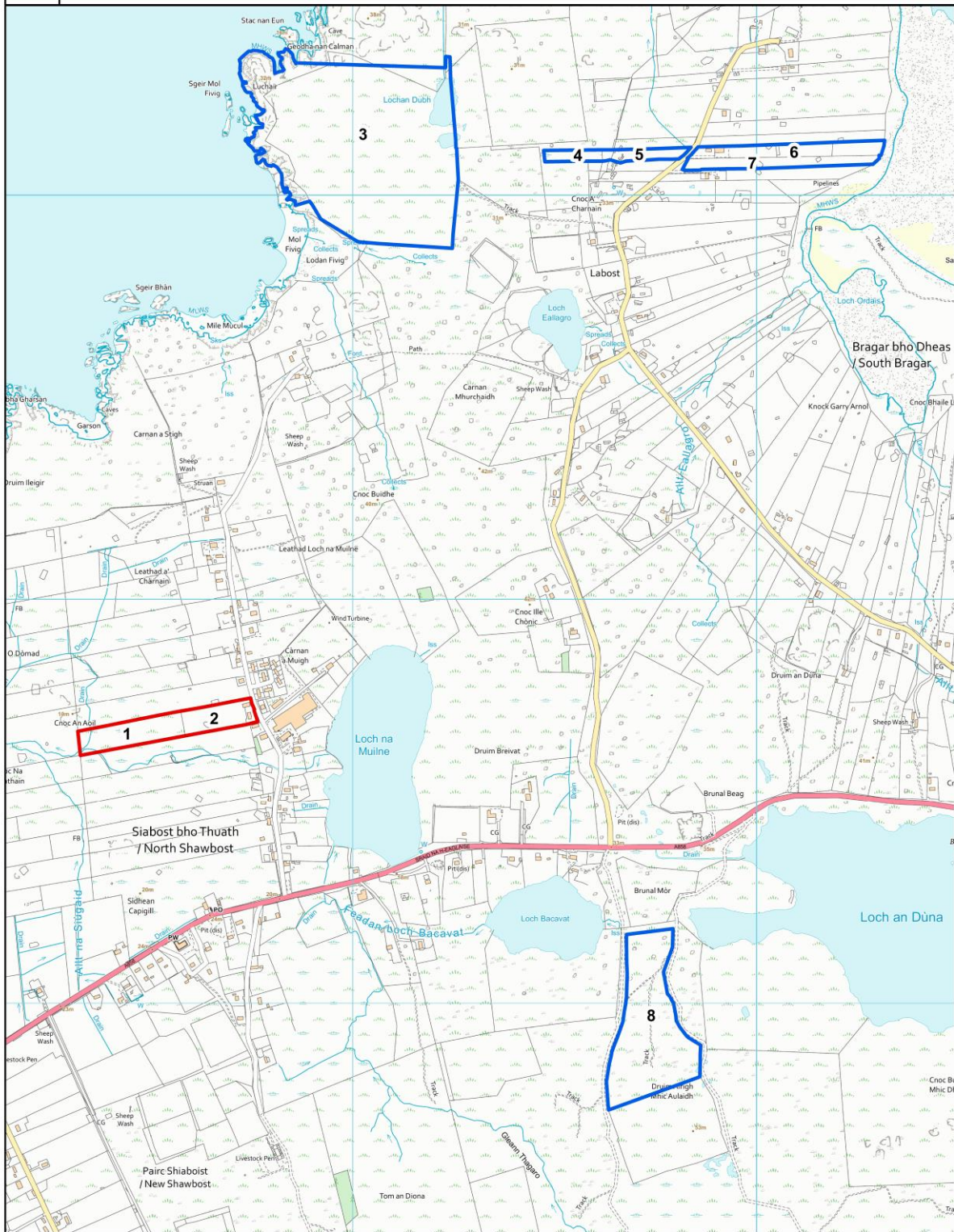
These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: July 2018





Moorpark Dairy & Number 8 North Shawbost



H&H
Land & Estates

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