

PENSTON FARM
MACMERRY, EAST LoTHIAN

Galbraith

PENSTON FARM, MACMERRY, EAST LoTHIAN

A RENOWNED ARABLE AND MIXED FARMING UNIT WITHIN THE HEART OF EAST LoTHIAN

Macmerry 0.5 mile Haddington 6 miles Edinburgh 16 miles

About 249.19 Ha (615.75 Acres) in total

An attractive C-listed eight bedroom and three public room farmhouse with useful outbuildings

Two traditional semi-detached cottages in need of modernisation

Ruined detached cottage with large walled garden area

Extensive and adaptable range of modern and traditional farm buildings

Large block of productive Grade 2 and 3.1 arable land

Areas of pasture and grazing ground with small areas of amenity woodland

Located in a rural yet accessible location close to A1 and local settlements

Area of land zoned for employment use to the east of Macmerry Industrial Estate

Farmland and buildings presenting further development opportunities (subject to obtaining necessary consents)

Four further cottages available by separate negotiation

FOR SALE AS A WHOLE OR IN 3 LOTS

Galbraith

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SITUATION

Penston Farm is a renowned mixed arable farming unit located in a highly attractive part of East Lothian, offering outstanding views northwards over the county's fertile land and the Firth of Forth beyond. The Farm is situated to the south and east of the village of Macmerry about 6 miles west of the historic town of Haddington. The farmhouse and steading are located centrally within the holding and surrounded by open countryside famous for its highly productive arable and livestock farms.

The farm lies close vicinity of the villages of Macmerry to the north and Pencaitland to the south, both offering primary schooling, a range of day to day amenities including a number of shops, garages, and there a recently refurbished restaurant The Winton in Pencaitland, and range of businesses located at Macmerry Industrial Estate on the north eastern boundary of the farm. For a wider range of amenities, the nearby former market town of Haddington provides various independent shops, supermarkets, and leisure facilities.

Nestled in the heart of the stunning East Lothian countryside between the coastline and the foot of the Lammermuir Hills, the area offers a wealth of leisure activities, including shooting, horse riding and fishing. East Lothian is also famous for its golf courses, with Muirfield, Gullane, Luffness, Archerfield Links, The Renaissance Club, Dunbar and North Berwick all within easy reach. East Lothian is renowned for its miles of picturesque beaches and diverse scenery and is home to The John Muir Country Park, which is a haven for wildlife, and is located a short distance to the east.

Nearby Macmerry offers Primary schooling with Secondary Schooling at Ross High in Tranent, and there a number of local private schools including Compass School in Haddington, Belhaven Hill Preparatory School in Dunbar, Loretto School in Musselburgh as well as numerous day and boarding schools in Edinburgh.

The Farm benefits from excellent transport connections, with the nearest train station at Longniddry only 3 miles away, providing direct access to Edinburgh. Additionally, access to the A1 is one mile to the north which provides swift access to City of Edinburgh (16 miles) to the west and further access to the South. Edinburgh offers a broader range of amenities, including retail centres, leisure and business facilities, regular mainline railway connections, and international airport services are available.

The Farm is situated in a region known as "Scotland's Bread Basket" due to its rich soils and temperate climate, which support the production of a wide variety of arable and vegetable crops. The surrounding area is well-served by agricultural suppliers, three local grain merchants, and several machinery dealers, with a successful local machinery ring available to provide additional resources as needed. The excellent road network provides easy access to livestock markets located in Lanark, Stirling and St Boswells which are the main outlets for the livestock produced the holding.





DESCRIPTION

Penston Farm offers an outstanding mixed arable and livestock unit, extending to approximately 249.19 Ha (615.75 Acres), in a highly accessible location within East Lothian. Located centrally within the holding is a substantial two-storey traditional stone-built C-Listed farmhouse, featuring a private walled garden with several mature chestnut trees providing both shelter and privacy. In addition, there are two semi-detached cottages in need of renovation and the remains of a detached cottage situated just south of the farmhouse. The holding benefits from an excellent range of modern and traditional farm buildings, arranged in two locations on either side of a minor public road, and are well positioned in terms of servicing the wider farmland.

The farmland is well-suited to growing a variety of crops, including winter and spring barley, wheat, and vegetables such as potatoes as well as a regular grassland rotation and fodder rape, and benefits from an excellent level of access to all of

fields via a network of internal farm tracks or directly from the adjacent the public road, which divides the Farm into 5 separate blocks. The majority of the land is farmed on an arable rotation, with two smaller blocks surrounding the residential and farm buildings down to pasture, with a further a block of amenity woodland located to the south east of the holding.

FARMING HISTORY

The current sellers have farmed Penston 70 years following a move from central Scotland to East Lothian in 1954 and have over the years significantly improved and invested in the farmland and infrastructure on the holding. The farming system has historically been centred on a mixed arable operation, with cereals, potatoes and temporary grass all grown as part of the rotation and with some of the grain and all of straw used for home consumption to supply the existing livestock finishing and sheep enterprise.

The land has benefitted from regular applications of farmyard manure generated from the livestock enterprise which has focussed on the purchasing and finishing of around 500 store cattle, and 1000 store lambs per year which regularly top the livestock marts, in addition to a flock of around 800 sheep which are lambed in February/March.

METHOD OF SALE

Penston Farm is offered for sale as a whole or in 3 lots. Lots 2 & 3 will not be sold prior to the sale of Lot 1.

There are four cottages located to the south east of the farmhouse which are available to purchase in addition. Further details are available from the Selling Agents.

LOT 1: PENSTON FARMHOUSE, FARM BUILDINGS AND LAND EXTENDING TO ABOUT 217.77 HA (538.11 ACRES)

The farmhouse is situated centrally within the holding adjacent to the western range farm buildings and benefits from a southerly aspect and fine views over the surrounding countryside. The farmhouse is accessed via a short section of private drive leading from the minor public road which leads north to the A199.

The farmhouse has been afforded C-listed status and is of traditional stone construction under a pitched slate roof and provides spacious and well-proportioned family accommodation over two levels, and includes a cellar. The property benefits from three spacious public rooms, and bedroom accommodation split over the ground and first floor. The accommodation is laid out in more detail in the floorplans contained within this brochure.

Garden

The main garden ground lies to the south and east and is mainly laid to lawn with some shrubs and mature trees all enclosed by a traditional stone built wall. The original walled garden is located to east of the farmhouse to the opposite side of the public road.

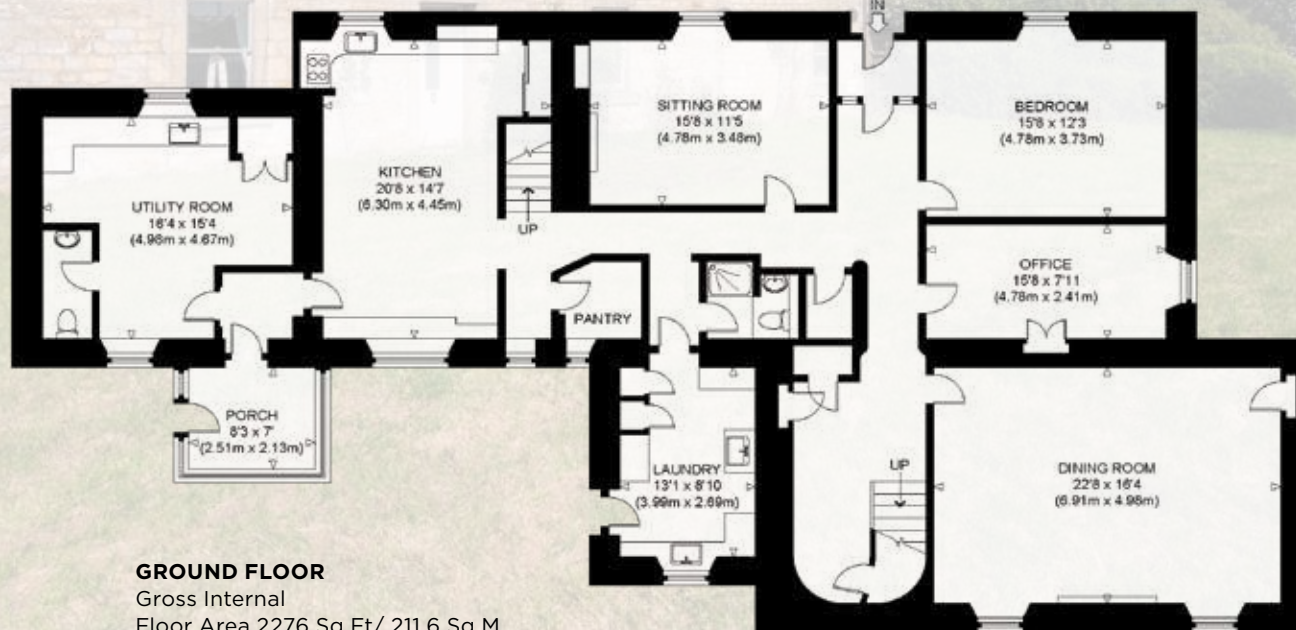
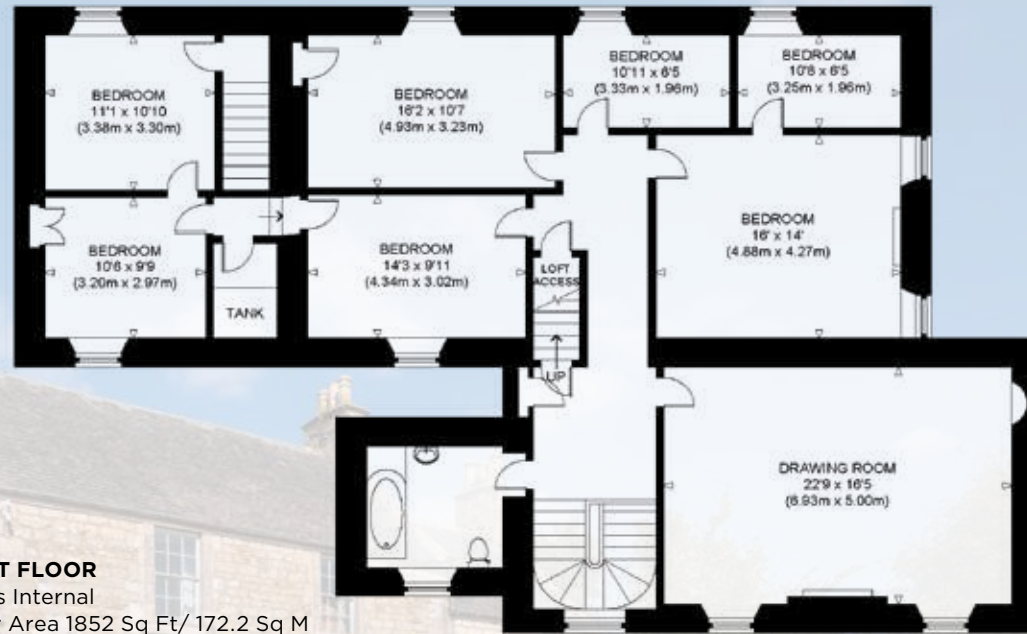
To the rear of the property there is a sufficient area of hardstanding proving ample car parking for several vehicles. Adjacent to east elevation of the farmhouse there is garden store and oil tank.



PENSTON FARMHOUSE

Approx. Gross Internal Area
4128 SQ FT/ 383.9 SQM

For identification only. Not to scale.



DOBSON'S COTTAGE AND WALLED GARDEN

Located to the south of the farm steading there is a former detached single storey cottage of traditional sandstone construction under a cedar shingle and pantile roof. The property is currently in a state of disrepair but presents a rare opportunity for reinstatement to residential dwelling, subject to obtaining necessary planning consents. The original accommodation was provided over a single floor comprising Bedroom, Living Room, WC and Kitchen. There are a range of adjacent outbuildings, which comprise a mix of stone and brick construction under tin roofs and which present further opportunity for either extension of the existing footprint of the dwelling or could be used for ancillary storage/garage.

Walled Garden Area

The land within the walled garden extends south of the cottage and outbuildings and forms a contiguous block of ground which is enclosed by a stone-built wall. The land has been classified as Grade 3.1 by the James Hutton Institute. The land is generally level with a height above sea level of 116m and benefits from direct access onto the adjacent B6363. Further access to cottage is provided along the farm road to the south of the farm steading.

PENSTON COTTAGES NO. 6 AND 7

Located to the south of the western range of Penston Farm buildings, Cottages No.6 and No.7 comprise a pair of semi-detached single storey cottages of stone construction under a pitched slate roof with rear extension of brick construction under a mono pitched corrugated roof. Cottage No.6 forms the north end and No.7 the south end with the public road lying to the east. The accommodation is laid out for each cottage in more detail in the floorplans contained within this brochure.

Garden Grounds

The cottages benefit of an area of additional land located to the west of the dwellings which is currently down to pasture and includes the remains of several stone walls which have been historically used as sheep handling pens.



Dobson's Cottage



Penston Cottage No. 6 and 7



NO. 6 PENSTON COTTAGE

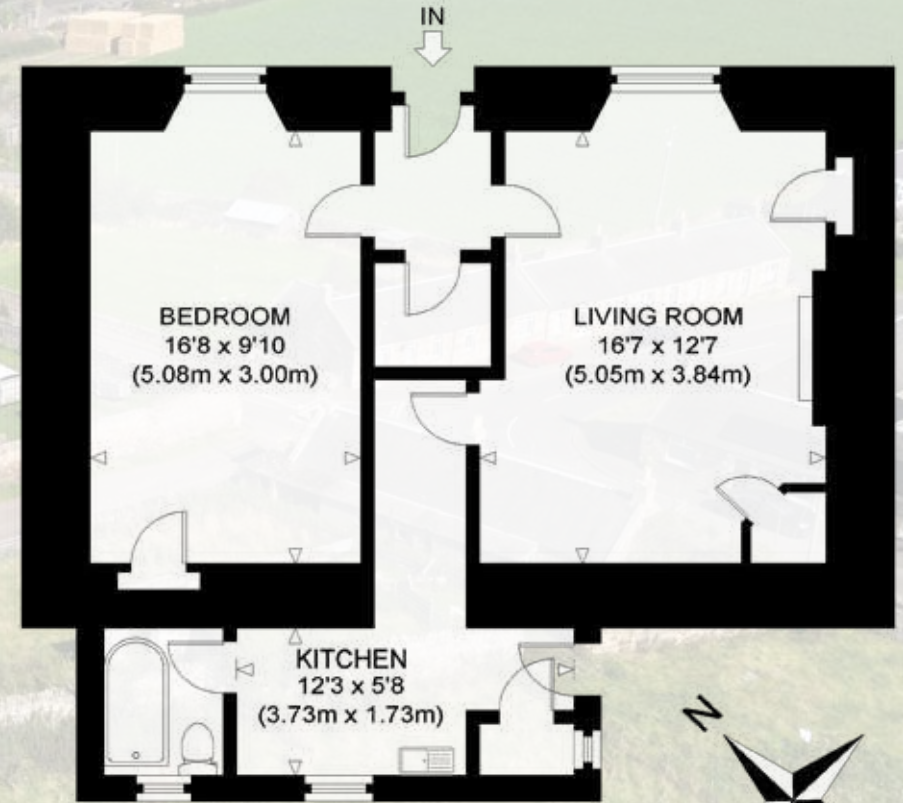
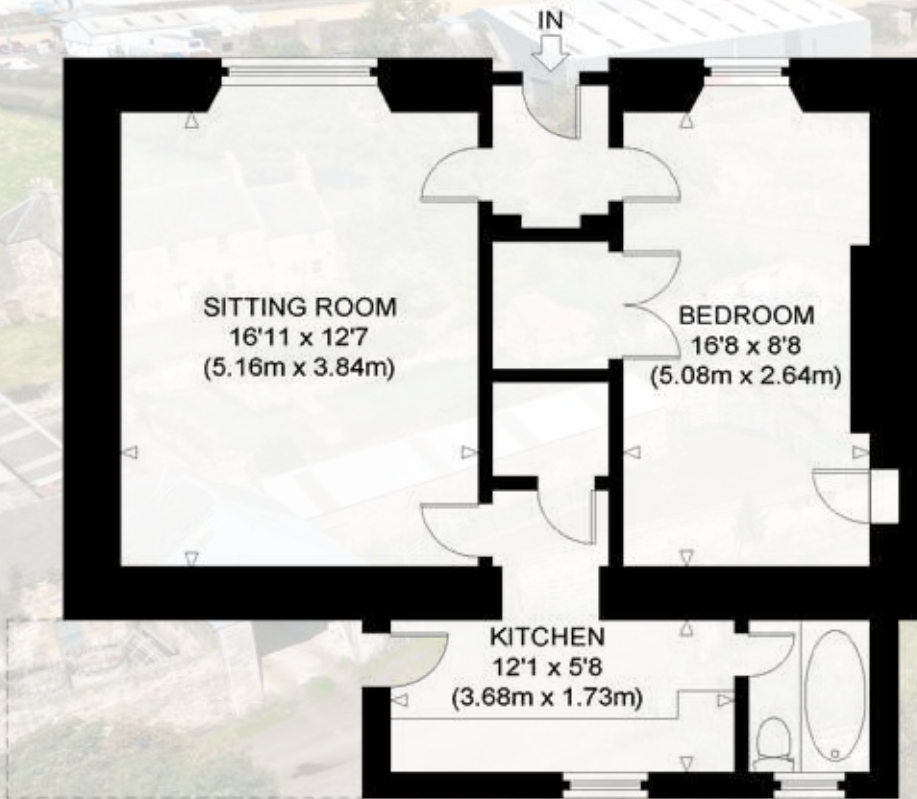
Approx. Gross Internal Area
588 SQ FT / 54.6 SQ M

For identification only. Not to scale.

NO. 7 PENSTON COTTAGE

Approx. Gross Internal Area
601 SQ FT / 55.9 SQ M

For identification only. Not to scale.



PENSTON FARM BUILDINGS

The buildings at Penston Farm are accessed directly off the minor public road which links the B6363 with the A199. The minor road separates the farm buildings into two steadings, to the east and west of the public road. The buildings comprise:

East Range of Buildings

1. Grain Store (50.00m x 35.70m)

Of steel portal frame construction under a box profile roof with shuttered concrete walls and box profile side cladding and a concrete floor. There are 10 x 65 tonne grain bins with underfloor air ventilation and raised conveyors and catwalk which lead from the adjacent dryer shed. The grain store also benefits from two internal grain wall divisions and three roller shutter doors.

2. Grain Dryer shed (9.07m x 9.02m)

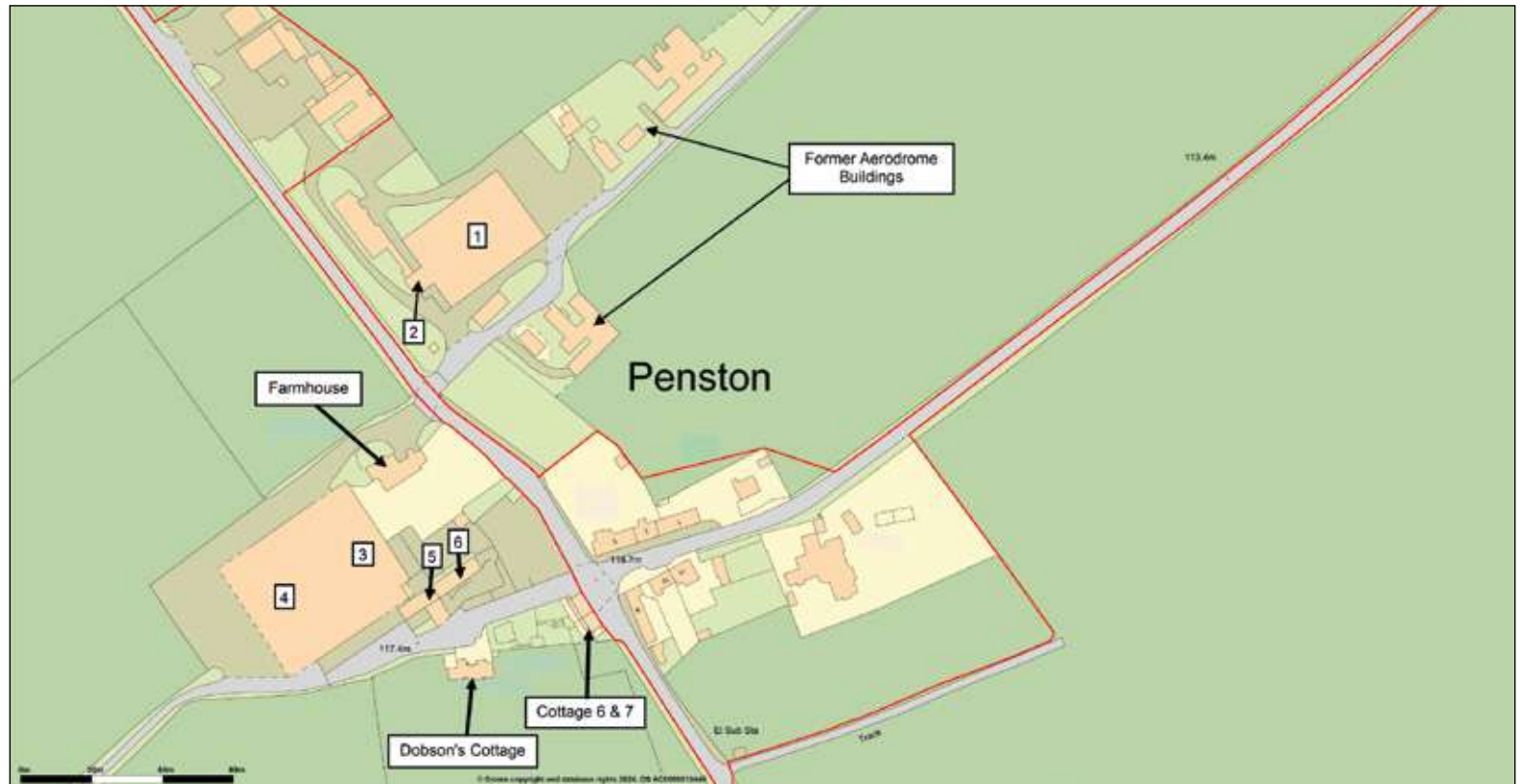
Of brick and steel portal frame construction under a corrugated roof with brick and shuttered concrete walls and mono-pitched box profile extension including box profile dryer section. There are four 30 tonne storage bins with a 20 tonne intake pit and the building houses a continuous flow Alavan Blanch grain dryer (30 tonnes per hour) with dresser (50 tonnes per hour). To the north of the grain dryer is an adapted former wartime building of brick construction under a corrugated roof which is currently used for the storage of waste material from the grain dryer.

Former Aerodrome Buildings

Located to the east and south of the modern grain store, there is an extensive range of buildings which were constructed for the Second World War to service and house personnel associated with the Macmerry Aerodrome. All buildings are of brick construction under steel truss corrugated roof sheets. The buildings are interspersed with an area of concrete and hard standing and comprise former billets, squash court and the original cinema/church building. The buildings are currently used for general ancillary storage and as a workshop space but may present future development opportunities subject to obtaining necessary planning consents.

Yard Space and Fuel Tanks

There is a large yard area which lies to the east of the main grain store with a vehicle wash down area and there are two modern bunded fuel tanks.





West Range of Buildings

Located to the south and west of the farmhouse the further range of buildings comprising:

3. Cattle Court + Lean to 1 (53.20m x 35.27m)

Of concrete and steel portal frame construction under a corrugated roof with concrete panel and brick walls, corrugated side cladding and a concrete floor.

4. Cattle Court + Lean to 2 (53.20m x 25.79m)

Of concrete and steel portal frame construction under a corrugated roof with brick walls, corrugated side cladding and a concrete floor.

There is a central feed passage which runs along the west elevation of shed 1 which serves both buildings.

5. Mill Shed L-Shaped (15.28m x 5.65m) + (9.42m x 5.50m)

Located adjacent to the more modern cattle courts, of stone construction under a slate and tin roof with a concrete floor.

6. Cattle/Sheep Handling Shed (21.37m x 4.93m)

Of stone and steel portal frame construction under a box profile roof with brick walls and a concrete floor. There is sheep and cattle race including cattle crush with true test weight scales.



PENSTON FARMLAND LOT 1 217.77 Ha (538.11 Acres)

The farmland at Penston Farm extends to about 217.77 Ha (538.11 Acres) in total and is all down to arable or temporary grass with the exception of a small area of pasture adjacent to farm steading and an area of mature woodland which extends to about 1.27 Ha (3.14 Acres) and lies to the south east of the farm. The land has been predominantly classified by the James Hutton Institute as Grade 3.1 with an area of Grade 2 which runs through the middle of the holding from the north east from Macmerry to Butterdean Wood. The land overall lies between 92m and 122m above sea level. The arable land can be worked to a good depth and regular soil and lime tests have been carried out over the years, along with a continuous programme of ditching and drainage works which have ensured that the land is utilised to its maximum potential. The land is relatively free draining allowing for both establishment and harvest to be successfully completed at the extreme ends of the season, and the fields are well laid out and of a generous size, easily accommodating modern machinery, and readily accessible either directly off the main public road or via an excellent network of internal tracks which lead west and east from the farm steadings.



LOT 2: AREA ZONED FOR EMPLOYMENT EXTENDING TO ABOUT 13.81 HA (34.12 ACRES)

The land in Lot 2 extends in total to about 13.81 Ha (34.12 Acres) and is located to the east of Macmerry Industrial Estate. The land has been predominantly classified by the James Hutton Institute as Grade 3.1. The land overall lies between 93m on the north western boundary adjacent to the A199 and east of the industrial estate and rises to 110m above sea level on the south eastern boundary. The land is relatively free draining

and is readily accessible by a field gate located on the eastern boundary which leads onto the B6363. All of the land within Lot 2 is currently farmed as part of the arable rotation at Penston farm but presents a unique development opportunity within East Lothian for development as industrial use subject to obtaining necessary planning consents.

The land is currently allocated for employment use under the current East Lothian Local Development Plan which was adopted on 27 September 2018. The Local Plan has earmarked

the site as part of a new business park close to the Gladsmuir junction of the A1 trunk road and the site would be suitable for business uses, including general industrial uses, subject to confirmation of ground conditions, access and suitable landscape treatment. Further submissions have been presented to East Lothian Council in relation continued allocation of the land for employment use as part of the emerging East Lothian Local Development Plan 2. Further details are available from the selling agents or East Lothian Council www.eastlothian.gov.uk





LOT 3: AN AREA OF LAND EXTENDING TO ABOUT 17.61 HA (43.51 ACRES)

The land in Lot 3 extends in total to about 17.61 Ha (43.51 Acres) and is located to the east of Macmerry and west of Macmerry Industrial Estate. The land has been predominantly classified by the James Hutton Institute as Grade 2 and 3.1. The land overall lies between 92m on the northern boundary adjacent to the A199 and rises to 106m above sea level on the southern boundary. The land is readily accessible by two field gates located on the eastern boundary onto the minor public road which links the A199 to the B6363. The land is currently farmed as part of the arable rotation at Penston Farm, and although not currently zoned within the East Lothian Council Local Development Plan, the land may present future opportunities in relation to the longer term development of the settlement boundary of Macmerry to the east subject to obtaining necessary planning and change of use consents. A submission has been presented to East Lothian Council in relation to the allocation of the land for residential use as part of the emerging East Lothian Local Development Plan 2. Further details are available from the selling agents or East Lothian Council www.eastlothian.gov.uk



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Penston Farmhouse	Mains	Private Septic Tank	Mains	Oil Central Heating	H	E39
Penston East Steading	Mains	N/A	Mains (3-Phase)	N/A	N/A	N/A
Penston West Steading	Mains	N/A	Mains (3-Phase)	N/A	N/A	N/A
Dobson Cottage	Mains (Disconnected)	N/A	Mains (Disconnected)	N/A	N/A	N/A
Penston Cottage No.6	Mains	N/A	Mains	N/A	C	N/A
Penston Cottage No.7	Mains	N/A	Mains	N/A	C	N/A

LOCAL AUTHORITY

East Lothian Council
John Muir House
Brewery Park
Haddington
East Lothian
EH41 3HA
T: 01620 827827
E: customerservices@eastlothian.gov.uk

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

Field 8 and all of the land to the south and east of B6363 within Lot 1 is included within the Edinburgh, East Lothian and Borders Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE) 2025

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the Purchaser(s) 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 Entitlements (BPSE) 2025 for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive the Basic Payment Scheme Entitlements (BPSE) in addition to the heritable property by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

None of the land has been designated as being within a Less-Favoured Area.

SGRPID

Cotgreen Road
Tweedbank
Galashiels
TD1 3SG
T: 0300 2441400
W: SGRPID.galashiels@gov.scot

MINERALS

The mineral rights are included 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

The sporting rights are included insofar as they are owned by the Seller.

FIXTURES AND FITTINGS

All fixture and fittings within the farmhouse and cottages are included in the sale. No other items are included unless mentioned in the sale particulars.

INGOING VALUATION

The Purchaser(s) of Penston Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuation has not been agreed on the date fixed for completion, then the Purchaser shall pay to the Seller such a sum as the Selling Agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

DEPOSIT

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

THIRD PARTY RIGHTS AND SERVITUDES

There is a core path which follows the private track leading west from the B6363 directly south of farm buildings following the route A-B. There is a further core path which leads west from the neighbouring Butterdean Plantation along the boundaries of fields 12 and 13 onto the B6363.

There are two gas pipes crossing fields 6, 13 and 14.

There are two water mains which flow north east to the reservoir south of Macmerry, crossing fields 7 and 6. There is further 3rd mains water pipe which leads east from reservoir which follows the road A-B, and then follows the public road.

There are two mains electricity cables which lead from the substation north west of field 13, crossing fields 2, 4 and 5 towards Macmerry with the second following the B6363 crossing fields 13.

Scottish Water benefit from a right of access along the access track A-B.

There is a fibre optic cable crossing land forming Lot 1 which follows internal road A-B.

The Sellers reserve the right to grant any required wayleaves and or servitudes rights of access across the subjects of sale for the benefit of adjoining land forming West Bank farm to the west of Penston farm, and land to the north of modern grain shed at Penston, which is owned by them for all purposes including unrestricted right of vehicle access over the internal farm track labelled A-B on the sale plan, and additional services that may be required to service the said adjoining land to the west of the subjects of sale for its current and any future use.

In the event the property is sold in lots a deed of conditions will be drawn up governing all access, services, media, boundaries and maintenance.

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 as having satisfied themselves in respect thereof.

SOLICITORS

Burness Paull
50 Lothian Rd
Edinburgh
EH3 9WJ
T: 0131 473 6000
E: info@burnesspaull.com
W: www.burnesspaull.com

POST CODE

EH33 2AJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1: <https://what3words.com/pills.pills.catapult>

Lot 2: <https://what3words.com/scouting.including.contemplate>

Lot 3: <https://what3words.com/scorch.describe.irrigated>

VIEWING

Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

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

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(s) for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the Purchaser(s) 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.

AMC PLC FINANCE

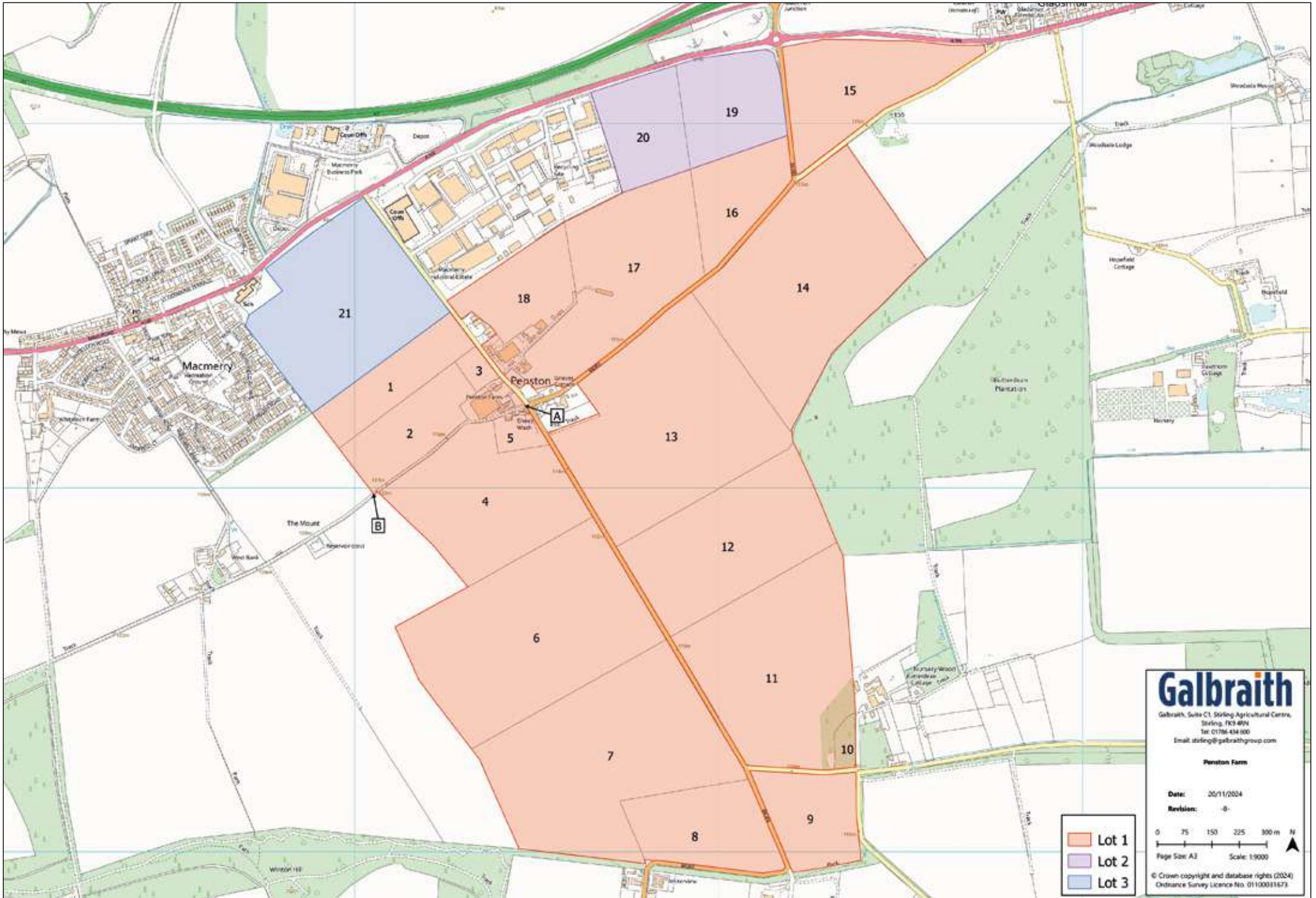
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings.

For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047. Email: alistair.christie@galbraithgroup.com



PENSTON FARM, MACMERRY, TRANENT, EAST LoTHIAN, EH33 2AJ

Field No	Area		BPS Region	ARABLE		PASTURE		WOODLAND		OTHER		CROPPING HISTORY				
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	2024	2023	2022	2021	2020
Lot 1																
1	5.59	13.81	1	5.59	13.81							WW	WW	WPOT	TGRS 1	SB
2	5.76	14.23	1	5.76	14.23							SB	WW	WW	WPOT	TGRS 1
3	0.76	1.88	1			0.76	1.88					PGRS	PGRS	PGRS	PGRS	PGRS
4	14.52	35.88	1	14.52	35.88							SB	WW	WW	WPOT	TGRS 1
5	1.10	2.72	1			1.10	2.72					PGRS	PGRS	PGRS	PGRS	PGRS
6	24.75	61.16	1	24.75	61.16							TGRS 1	SB	SB	SB	SB
7	24.94	61.63	1	24.94	61.63							SB	SB	SB	SB	SB
8	8.12	20.06	1	8.12	20.06							SB	SB	SB	WW	WW
9	6.27	15.49	1	6.27	15.49							WW	WW	TGRS 3	TGRS2	TGRS 1
10	0.77	1.90	N/A					0.77	1.90			WAF	WAF	WAF	WAF	WAF
11	20.21	49.94	1	19.71	48.70			0.50	1.24			WW	WW	TGRS 3	TGRS 2	TGRS 1
12	15.86	39.19	1	15.86	39.19							SB	SB	SB	WW	SB
13	24.75	61.16	1	24.70	61.03					0.05	0.12	TGRS 2	TGRS 1	SB	SB	SB
14	23.51	58.09	1	23.51	58.09							WW	WPOT	TGRS 1	SB	WW
15	10.54	26.04	1	10.54	26.04							WPOT	TGRS 1	SB	WW	WW
16	5.90	14.58	1	5.90	14.58							WPOT	TGRS 1	SB	WW	WW
17	15.47	38.23	1	15.24	37.66					0.23	0.57	TGRS 1	SB	WW	WW	TGRS 3
18	5.91	14.60	1	5.89	14.55					0.02	0.05	SB	WW	WW	WPOT	TGRS 1
Misc	3.04	7.51	N/A							3.04	7.51	N/A	N/A	N/A	N/A	N/A
SUB TOTAL	217.77	538.11		211.30	522.12	1.86	4.60	1.27	3.14	3.34	8.25					
Lot 2																
19	7.49	18.51	1	7.49	18.51							WPOT	TGRS 1	SB	WW	WW
20	6.32	15.62	1	6.32	15.62							TGRS 1	SB	WW	WW	TGRS3
SUB TOTAL	13.81	34.12		13.81	34.12											
Lot 3																
21	17.61	43.51	1	17.61	43.51							WW	WW	WPOT	TGRS 1	SB
SUB TOTAL	17.61	43.51		17.61	43.51											
TOTAL	249.19	615.75		242.72	599.76	1.86	4.60	1.27	3.14	3.34	8.25					



Galbraith

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Penston Farm

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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. Upon verbal acceptance of an offer, we require to identify the Purchaser(s) for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the Purchaser(s) 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(s) until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024. 9. Brochure prepared November 2024.