

FOR SALE
LAND AT BOLTON
Haddington, East Lothian, EH41 4HL

**Edwin
Thompson**



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Land at Bolton

Haddington, East Lothian, EH41 4HL

An attractive parcel of prime arable land with road side frontage, situated on the edge of the East Lothian hamlet of Bolton, approximately 2 miles south of Haddington.

Extending to 136.64 acres (55.30 hectares).

For sale as a whole.

LOCATION

The land at Bolton is situated on the edge of the East Lothian hamlet of Bolton, 2 miles south of the county town of Haddington. The A1, the main arterial road through East Lothian, is approximately 3 miles to the north. The land for sale is a block of prime arable land in one of Scotland's most productive arable farming areas.

GENERAL DESCRIPTION

The land forms a compact block extending to approximately 136.64 acres (55.30 hectares) in total. The parcel is registered as one field for IACS/BPS purposes, in recent years it has been cropped as 2 parcels. There is direct road access both from the B6368 and local minor public road.

The land lies predominantly between the 50m and 90m above sea level contours and is all classified as grade 3.1 under the James Hutton Institute Land Capability for Agriculture. The soils are predominantly of the Sorn series and the land has the potential to grow a wide variety of arable crops.

The current farming system is cereal production, potatoes have previously been grown.

BASIC PAYMENT ENTITLEMENTS

The Basic Payment Scheme Entitlements are included in the sale.

MINERAL & SPORTING RIGHTS

Included in the sale insofar as they are owned.

SERVITUDES, WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefit of all servitudes and wayleave rights including rights of access and rights of way whether public or private. The Purchaser will be held to have satisfied themselves on all such matters and should note that further information is available in the Information Pack.

INGOING VALUATION

In the event that the Seller carries out cultivations and establishes crops prior to completion of the sale the Purchaser will be obliged to take over and pay for at valuation all growing crops on a seed and labour basis with an increment if applicable in respect of any enhanced value of establishment.

FUTURE DEVELOPMENT

The Purchaser and their successors will be obliged to enter in to an Overage Agreement relative to the land shaded in blue to pay the Sellers 35% of any sum paid to the Purchaser or their successors in respect of any uplift from development occurring for a period of 20 years

INFORMATION PACK

An information pack will be available to genuine prospective Purchasers on the signing of a Confidentiality Agreement.

PLANS

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of the prospective Purchaser only. Their accuracy is not guaranteed.

GUIDE TO INTERESTED PARTIES

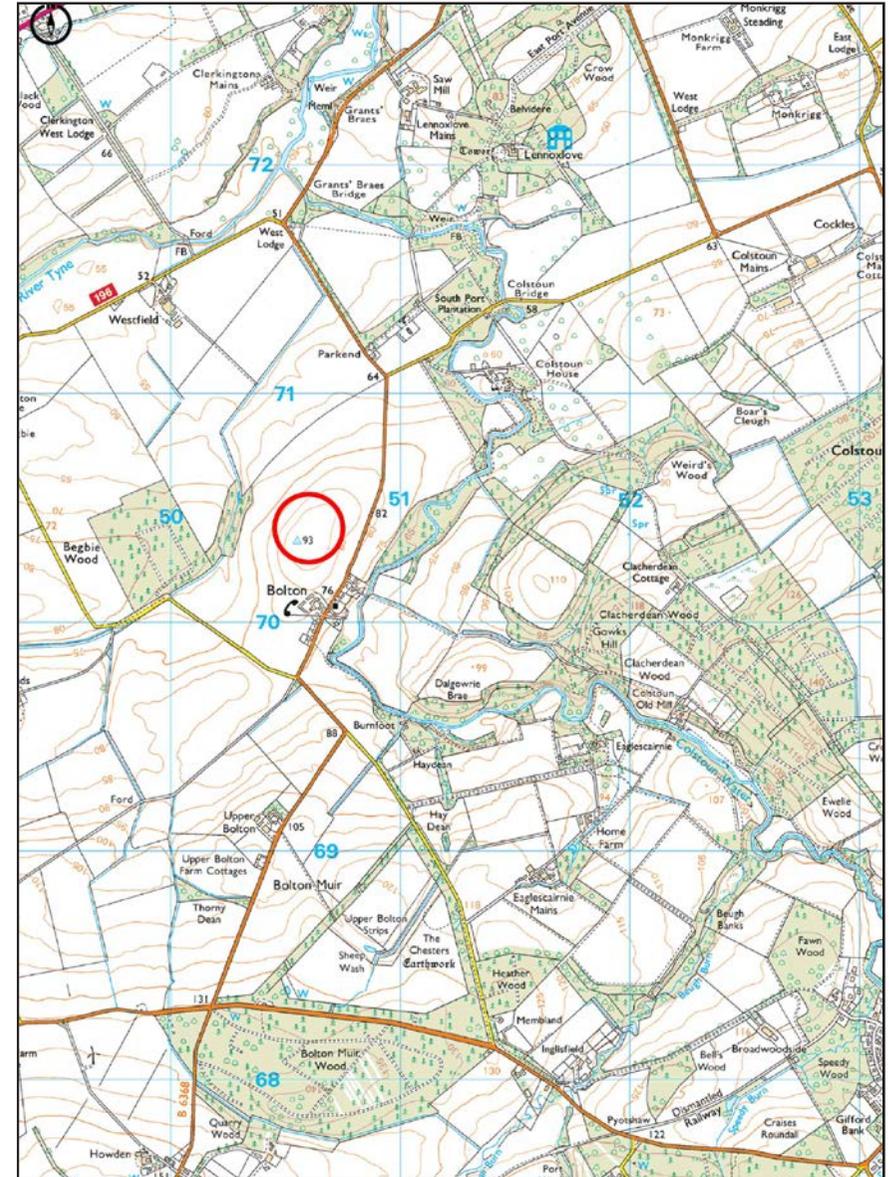
Whilst we use our best endeavours to make our sales details accurate and reliable please contact us if there is any point which you wish to clarify. We would be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property.

VIEWING

Strictly by prior appointment through the sole Selling Agent, Edwin Thompson LLP.

SCHEDULE OF AREAS

FID	ACRES			TOTAL	
	Arable	Woodland	Other	Area (acres)	Area (ha)
NT/50556/70337	136.64			136.64	55.30



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