

BRINDISTER GULBERWICK SHETLAND

ABERDEEN
&
NORTHERN
ESTATES



Lerwick 4 miles

Scalloway 5 miles

Sumburgh Airport 22 miles

BRINDISTER, GULBERWICK, SHETLAND, ZE2 9EX

An extensive land holding set in a scenic coastal location near Lerwick on Mainland Shetland comprising croft and non-croft land together with farm buildings, extending to 667 acres (270 ha) or thereby in total.

For sale as a whole or in 2 lots.

A four bedroom residential property is also available by separate negotiation.

Lot 1: Brindister - Land to the east and west of A970 extending to 590 acres (239 ha) or thereby including farm buildings

Lot 2: Land west of Gulberwick - Land extending to 77 acres (31 ha) or thereby, fenced to facilitate a sheep holding and handling area

LOT 1: OFFERS OVER £450,000

LOT 2: OFFERS OVER £50,000

AS A WHOLE: OFFERS OVER £500,000



Viewing

By appointment with **Eileen Hunter** - TEL: **01595 696589** or the selling agents: **Aberdeen & Northern Estates** - TEL: **01467 623800**

Directions

By road - From Lerwick, take the A970 south for approximately 3.5 miles. Immediately beyond the south Gulberwick junction, turn left to reach Brindister. The exact location of the 2 lots are shown on the attached OS extract plan.

By sea - Northlink Ferries operate a daily overnight ferry service between Aberdeen and Lerwick.

By air - Loganair operate direct flights from Sumburgh Airport to Kirkwall, Inverness, Aberdeen, Edinburgh and Glasgow with seasonal direct flights to Bergen.

Situation

Brindister is situated on Mainland Shetland, a short distance south of the main town and port of Lerwick. Brindister is a former dairy farm and comprises both croft and non-croft land and a range of farm buildings, all accessible to the A970. Brindister enjoys unspoilt sea views and spectacular coastal scenery.

The Shetland Islands have a population of around 23,000 and are the most northerly part of the UK, located approximately 220 miles from Aberdeen. Shetland is a peaceful yet thriving community and is renowned for its dramatic coastlines, scenic walks, history, traditional music, wildlife and native breeds of pony, cattle and sheep.

Lerwick provides a range of services and amenities including shops, cafes, restaurants, two supermarkets, leisure facilities, swimming pool, arts centre and cinema. Primary education is provided at Sound Primary School (3.5 miles) with secondary education at Anderson High School (5 miles). Further and higher education is available at Shetland UHI college (6 miles). Lerwick is also home to Shetland Auction Mart and abattoir (5.9 miles). Scalloway, a fishing port and the historic capital of Shetland, is situated around 5 miles northwest and has a few shops, cafes, the North Atlantic Fisheries College, marina and a nearby veterinary practice. Gulberwick, the closest village to Brindister, has a Community Hall and a beach.



Lot 1

Local Authority

Shetland Islands Council
www.shetland.gov.uk

Entry

By agreement

Mineral Rights

Included in sale in so far as they are owned.

Sporting Rights

Sporting rights are in-hand and included in the sale.

BPS Entitlements

BPS Entitlements not included in sale price but may be available by separate negotiation.

Note

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

PARTICULARS

Lot 1: Brindister

Farm buildings and Yard

Located at Brindister and accessed via a tarred private road off the A970, are a useful range of farm buildings extending to approximately 850 sqm. The buildings include:

Byre and back shed	29.87m x 7.46m
Old houses	17.5m x 3.5m
Implement shed	18.28m x 9.14m
Silo	22.86m x 9.1m
Old silo	31.69m x 6.09m

The farm buildings at Brindister comprise a mixture of traditional and more modern construction. The Implement Shed houses a heated portable cabin and has a landline phone. The Silo was reclad in 2017 and has a removable mezzanine floor section.

Services

Mains water and electricity (steading recently re-wired, LED lighting)



Land

Lot 1 IACS registered land extends to 590 acres (239 ha) or thereby in total as per the attached plan. The land to the east of the A970 extends to approximately 251 acres (102 ha) and comprises grassland used for silage making, improved pasture and rough/hill grazing. According to the Macauley Institute for Soil Research (now the James Hutton Institute) the land is classified as a mixture of Grade 5(1) and 5(2).

The land situated west of the A970 at Loch of Brindister is a substantial block of predominantly rough/hill grazing extending to approximately 339 acres (137 ha). The land is classified as predominantly Grade 6(3) with areas of Grade 5 (2). It should be noted that the Loch of Brindister is in separate ownership and therefore is not included for sale.

There are two owner occupied registered crofts on Lot 1:

1) Brindister (Z0853) extending to 73 ha (181 acres) or thereby and 2) Daanwal (Z0854) extending to 1.955Ha (4.83



acres) or thereby which includes the farm buildings. The registered croft land is shown crosshatched blue on the attached plan.

Residential Property

The 4 bedroom residential property 'Tarrisgord' located within Lot 1 and hatched red on the attached plan is not included in the sale however is available by separate negotiation with the sellers. For further details, please contact Anderson Strathern solicitors on 01595 695262 or email lerwick@andersonstrathern.co.uk

Additional Areas

There are additional areas shown hatched black on the attached plan which may be available for rent to the purchaser of Lot 1. This is by separate negotiation and for further details, please contact the sellers.

Lot 2: Land west of Gulberwick

Located to the west of Gulberwick and the A970, this block of land extends to 77 acres (31 ha) or thereby and comprises improved pasture and rough/hill grazing. The land is classified as predominantly Grade 6(3) and is accessed via a track off the A970.



IMPORTANT NOTICE

Field No	FID	Size (Ha)	Size (Ac)
1	HU/42822/37288	104.06	257.14
2	HU/43165/36366	22.17	54.78
3	HU/43395/36595	4.55	11.24
4	HU/43410/35952	2.51	6.20
5	HU/43482/36387	0.58	1.43
6	HU/43495/36744	1.53	3.78
7	HU/43628/37378	1.74	4.29
8	HU/43761/36400	18.97	46.87
9	HU/43836/37269	4.07	10.06
10	HU/43861/36910	2.07	5.11
11	HU/43918/36763	1.95	4.82
12	HU/43932/36427	0.54	1.33
13	HU/43966/37349	1.32	3.26
14	HU/43960/36556	4.42	10.92
15	HU/44066/36635	1.36	3.36
16	HU/44006/37142	2.18	5.39
17	HU/44022/36764	0.39	0.96
18	HU/44042/36089	50.49	124.76
19	HU/44094/36437	1.84	4.55
20	HU/44107/36643	3.96	9.79
21	HU/44169/37099	4.23	10.45
22	HU/44203/36745	1.07	2.64
23	HU/44253/36627	1.13	2.79
24	HU/44314/36536	1.47	3.63
25	HU/42793/38754	11.00	27.18
26	HU/42889/38879	7.20	17.79
27	HU/43347/38677	1.84	4.55
28	HU/43446/38665	6.82	16.85
29	HU/43494/38783	4.35	10.75
	Total - As a Whole:	269.81	666.70
	Lot 1:	238.60	589.58
	Lot 2:	31.21	77.12

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN ESTATES** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

Purchase Price

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed.

The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer (s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Apportionments

All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry.

Obligations of Purchasers etc.

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or

otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

Title

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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