



PRIESTON FARM

Melrose, Scottish Borders



PRIESTON FARM

Melrose, Scottish Borders, TD6 9HQ

Selkirk - 5 miles St Boswells - 5 miles Melrose - 5 miles Jedburgh - 13 miles Hawick - 14 miles Kelso - 15 miles
Edinburgh - 44 miles Carlisle - 58 miles Glasgow - 76 miles

An exciting opportunity to acquire an excellent mixed farm in an easily accessible location in the heart of the Scottish Borders.

Modern 4 bedroom, 3 bathroom farmhouse with detached garage.

Extensive traditional and modern farm buildings extending to approximately 3,350m² (36,000ft²) in total.

Arable, temporary grass, permanent pasture, woodland and other amenity features extending to approximately 149.67 hectares (369.83 acres) in total.

FOR SALE AS A WHOLE OR IN LOTS AS REQUIRED

OFFERS OVER £2,600,000

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Situation

Prieston Farm is located just off the A699 to the south of the town of Melrose in the Scottish Borders. This location affords excellent transport links with the A68 just under 5 miles to the east at St Boswells providing good access to Edinburgh to the north and Newcastle-upon-Tyne to the south. The A7 is approximately 7 miles distant to the west leading to Carlisle via Hawick.

Description

The property extends to approximately 149.67 hectares (369.83 acres) in total of which 120.80 hectares (298.50 acres) is farmable with the remainder being a mix of productive woodland, shelterbelts, new riparian plantations and other amenity features. Ranging from 200m above sea level at the very east of the farm the property is gently undulating and rises to around 240m at the west. Prieston has stunning views to the north of the Eildon Hills and of the Cheviots to the south.

Farmhouse (Council Tax Band - G) (EPC Rating - D)

Built in 2007 Prieston farmhouse is a two storey dwelling of timber frame construction under slate roof and render finish. To the ground floor the property comprises a large dual aspect lounge with multifuel stove; a breakfasting kitchen with built in appliances and island; study; shower room with toilet and basin; utility with cupboards and sink; boot room and hallway with integrated cupboard storage. To the first floor there is a master bedroom with ensuite bathroom consisting of a shower, toilet and basin; a further 3 double bedrooms and family bathroom with bath, toilet and basin.

Externally there is a detached double garage, private gravel driveway and large lawned garden.

The farmhouse benefits from oil fired central heating, double glazing throughout, mains electricity, mains water and private sewage treatment plant. It is expected that the existing copper telephone line will be upgraded imminently to provide a fibre internet connection.

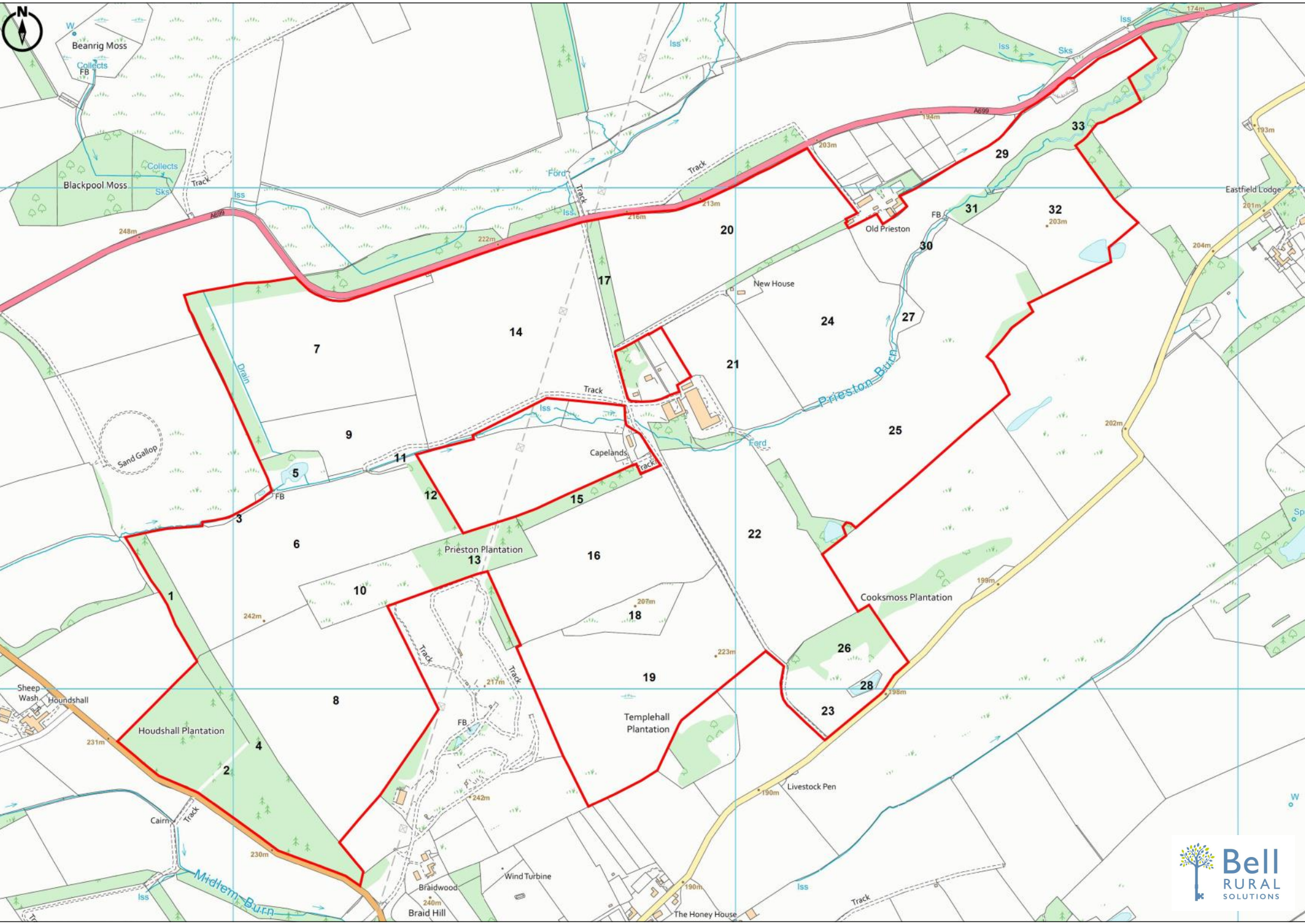
The farmhouse is let on a Short Assured Tenancy to a longstanding tenant who the seller would be happy to recommend to a purchaser. Alternatively, notice can be served to obtain vacant possession if required.

Buildings

There are extensive agricultural buildings extending to approximately 3,350m² (36,000ft²) in total. The majority of the steading comprises modern style steel portal frame sheds extending to approximately 2,820m² (30,300ft²) currently used for livestock housing and handling, storage of straw and other feedstuffs. There is also a range of traditional stone under slate buildings extending to approximately 530m² (5,700ft²) currently used as a workshop, stabling and general storage which could be developed for another purpose subject to obtaining the appropriate planning consents. There are mains electricity and water supplies to the farm steading.

Farmland

The majority of the farm is presently down to pasture to suit the sellers wider farming operations with one field sown with spring barley after fodder rape. A large proportion of the land is considered ploughable and has historically been cropped, consequently the majority of fields are also mowable for silage or hay production. The land has been classified by the James Hutton Institute for Land Use and Soil Research as Grade 4 which broadly suggests that the land is capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal. The fields are all well proportioned, a good workable size, well fenced and well drained.



Counter	Field Identifier	Gross Area		Arable/ Temporary Grass		Permanent Grass		Woodland		Other	
		(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)
1	NT/51871/28191	0.96	2.37					0.96	2.37		
2	NT/51973/27849	6.18	15.27					6.18	15.27		
3	NT/51976/28334	0.14	0.35					0.14	0.35		
4	NT/52090/27838	1.71	4.23					1.71	4.23		
5	NT/52122/28436	0.86	2.13							0.86	2.13
6	NT/52125/28259	10.57	26.12	10.57	26.12						
7	NT/52166/28615	9.72	24.02			9.72	24.02				
8	NT/52197/27968	12.08	29.85	12.08	29.85						
9	NT/52204/28505	3.40	8.40			3.40	8.40				
10	NT/52262/28203	2.21	5.46					2.21	5.46		
11	NT/52326/28456	0.32	0.79					0.32	0.79		
12	NT/52397/28384	0.46	1.14					0.46	1.14		
13	NT/52480/28272	1.92	4.74					1.92	4.74		
14	NT/52549/28702	13.23	32.69	13.23	32.69						
15	NT/52689/28383	0.79	1.95					0.79	1.95		
16	NT/52738/28258	8.30	20.51	8.30	20.51						
17	NT/52741/28813	0.64	1.58					0.64	1.58		
18	NT/52794/28149	1.33	3.29							1.33	3.29
19	NT/52806/28009	11.15	27.55			11.15	27.55				
20	NT/52960/28899	8.67	21.42	8.67	21.42						
21	NT/52989/28649	3.83	9.46	3.83	9.46						
22	NT/53048/28282	7.88	19.47	7.88	19.47						
23	NT/53174/27965	1.83	4.52			1.83	4.52				
24	NT/53179/28732	7.16	17.69	7.16	17.69						
25	NT/53200/28439	14.57	36.00			14.57	36.00				
26	NT/53210/28083	1.77	4.37					1.77	4.37		
27	NT/53254/28604	0.62	1.53					0.62	1.53		
28	NT/53269/28014	0.17	0.42							0.17	0.42
29	NT/53282/28883	4.71	11.64			4.71	11.64				
30	NT/53372/28880	0.21	0.52					0.21	0.52		
31	NT/53474/28961	0.39	0.96							0.39	0.96
32	NT/53642/28936	5.39	13.32			5.39	13.32				
33	NT/53711/29148	1.48	3.66							1.48	3.66
Roads, Yards & Buildings		5.02	12.40							5.02	12.40
		149.67	369.83	71.72	177.22	50.77	125.45	17.93	44.30	9.25	22.86



Sporting, Mineral & Timber

All sporting and mineral rights are included in the sale insofar as they are owned by the seller. All standing and fallen timber is also included in the sale.

Access

The whole property can be easily accessed from local authority adopted roads primarily the A699 St Boswells to Selkirk road.

Services

The property is served by a mains water supply to the farmhouse and steading. The majority of fields have troughs that have a private water supply with any remaining parcels being naturally watered. There is an overhead high voltage powerline on pylons crossing parcels 13 & 14. There is also a low voltage overhead line on poles crossing parcels 21, 24, 29, 30 and 32 which supplies the farmhouse and steading with mains electricity. A wayleave has been agreed with BT Openreach for a new fiberoptic cable which will also supply the farmhouse, construction of this line is imminent. The farmhouse also benefits from oil fired central heating and has a private sewage treatment plant.

Basic Payment Scheme

The whole property has been registered with Scottish Government Rural Payments and Inspections Division who have allocated a holding and parcel numbers. The whole farm is designated at Region 1 with the exception of parcel 26 which has been designated as Region 2. The seller will claim the Basic Payment Scheme for 2023 over the eligible land and will retain any payments due in respect of the scheme. The entitlements associated with Prieston Farm will be included within the sale.

Ingoing Valuation

The purchaser(s) of Prieston Farm shall, in addition to the purchase price, be obliged to take over and pay for all cultivations and growing crops on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops, at a valuation to be agreed by a mutually appointed valuer(s).

Occupation

The farmhouse is occupied by a long standing tenant on an Short Assured Tenancy agreement at a rent of £800pcm. The same tenant also takes 0.70 hectares (1.73 acres) of land on a grazing licence for up to five horses for a further £300pcm which is due to expire on 30th November 2023. In conjunction with this there is a licence to occupy covering a section of the traditional steading for stabling at no additional charge.

The majority of the farm steading is occupied by a local farming business on a licence to occupy agreement which expires on 31st March 2024. The same business has a grazing licence agreement allowing for crops of silage/hay/haylage to be taken from parcels 6 and 14, extending to 23.76 hectares (58.71 acres) expiring on 31st July 2023.

The seller would be happy to provide a reference for these tenants but if required vacant possession can be obtained earlier by serving one month's notice from either side. With the exception of these existing agreements the remainder of the farm is available with immediate vacant possession upon conclusion of the sale.

Date of Entry

The date of entry will be upon conclusion of the sales missives or by prior agreement.

Existing Rights, Servitudes & Wayleaves

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.

Closing Date & Offers

A closing date for offers may be set, therefore prospective purchasers should formally note their interest with the selling agents. Offers should be submitted in Scottish Legal Form to the selling agents, Bell Rural Solutions, Leader House, Mill Road, Earlston, TD4 6DG. Our client is not bound to accept the highest or any offer and has the right to remove the property from sale at any time.

Viewing

Potential purchasers are welcome to view the property whilst in possession of a copy of these sales particulars and having first made an appointment with the sole selling agents, Bell Rural Solutions. Appropriate caution should be exercised at all times during inspection.

Mortgage Finance

Bell Rural Solutions are approved Agricultural Mortgage Corporation (AMC) agents, and can help with obtaining loan funding for a variety of rural business activities, including the purchase of land and property. For further information, please do not hesitate to get in touch.

Solicitor

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Important Notice

Bell Rural Solutions, their clients agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Rural Solutions have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. No responsibility can be accepted for any expenses incurred by potential purchasers when inspecting properties which have been sold, let or withdrawn.
4. Offers should be submitted in Scottish Legal Form to the sole selling agents, Bell Rural Solutions. Our client is not bound to accept the highest or any offer. The seller has the right to remove the property from the market or accept an offer at any time.
5. Potential purchasers should take care when viewing the property, particularly with the potential hazards associated with a working farm.
6. The photographs used within these sales particulars were taken in March 2023.

