



# LAND AT CRAIGSFORD WEST

Earlston, Scottish Borders





# LAND AT CRAIGSFORD WEST, EARLSTON, SCOTTISH BORDERS, TD4 6DJ

AN EXCELLENT BLOCK OF PRODUCTIVE GRADE 3(2) ARABLE LAND EXTENDING TO 46.94 HA (115.98 AC) SITUATED IN THE HEART OF THE SCOTTISH BORDERS

## General Description

The land at Craigsford West is a block of predominantly productive bare arable land situated on the edge of the town of Earlston which is approximately 5 miles north of Melrose and approximately 7 miles south of the town of Lauder.

The land gently rises from 130 metres above sea level at the east to 240 metres at the west. The land grade classification is 3(2) with soils comprising of Etrick Brown soils. The arable land is currently sown with winter wheat. The woodlands are predominantly coniferous shelterbelts reaching maturity.

There is also the benefit of a poultry rearing shed within parcel 5 which could easily be brought back in to use or repurposed. It measures approximately 8 metres x 90 metres.

## 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. There is the benefit of a right of access over the track through Camp Plantations, coloured yellow on the plan. The main central track provide access to neighbouring landowners with maintenance, repair and renewal on a user basis.

## 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.

## Services

There are mains water and electricity supplies to the poultry shed.

## Ingoing Valuation

The purchaser(s) of the land at Craigsford West 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).

## 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. All of the parcels are designated as Region 1 with the exception of the woodland. The owner has claimed the Basic Payment Scheme for 2023 over the eligible land and will retain any payments due in respect of the scheme. The owner holds and owns the associated entitlements which are available to purchase by separate negotiation.

## Access

The whole property can be easily accessed directly from an unclassified local authority adopted public road which runs between the A68 and Mill Road, Earlston.

## Method of Sale

The land at Craigsford West is offered for sale as a whole, freehold with vacant possession.

## 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.

## Date of Entry

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

## 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.

## 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

Cullen Kilshaw  
Waverley Chambers  
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## Important Notice

Bell Rural Solutions, their clients and any joint 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 June 2023.

Number	LPID	Region	Gross Area		Eligible Area		Description
			(Ha)	(Ac)	(Ha)	(Ac)	
1	NT/55690/37375	I	12.22	30.20	12.22	30.20	Arable / TGRS
2	NT/55514/37463	N/A	2.13	5.26	0.01	0.02	Woodland
3	NT/55898/37663	I	6.49	16.04	6.49	16.04	Arable / TGRS
4	NT/55754/37590	N/A	0.20	0.49	0.00	0.00	Woodland
5	NT/55979/37468	I	7.47	18.46	7.21	17.82	Arable / TGRS
6	NT/55947/37557	N/A	1.05	2.59	0.00	0.00	Woodland
7	NT/56357/37447	I	6.35	15.69	6.35	15.69	Arable / TGRS
8	NT/56496/37851	I	10.41	25.72	10.41	25.72	Arable / TGRS
<b>Other</b>		N/A	0.62	1.53	0.00	0.00	Track
<b>TOTAL</b>			<b>46.94</b>	<b>115.98</b>	<b>42.69</b>	<b>105.49</b>	





