BORTHWICK MAINS
ROBERTON
HAWICK

Hawick 5 miles   Edinburgh 62 miles   Carlisle 43 miles

An exceptional livestock farm in the heart of the Scottish Borders

- Productive arable, silage and grazing ground
- Traditional 4-bedroom farmhouse
- Useful range of modern farm buildings
- Accessible location
- Situated in the scenic Borthwick Water Valley

About 110.92 Ha (274.08 Acres)

For Sale as a Whole or in 2 Lots

CKD Galbraith
National Farm Sales Centre
Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN
01786 434600
stirling@ckdgalbraith.co.uk
GENERAL
Borthwick Mains is situated 5 miles west of Hawick on the B711 Roberton road in the scenic and peaceful Borthwick Water Valley. The farm sits in a picturesque rural location and is conveniently placed for access to the A7 which links the north west of England with southern and central Scotland. The farmhouse has a southerly aspect overlooking the Borthwick Water. The property is surrounded by rolling Borders hills. Nearby Hawick, which is the largest town in the Borders, provides a wide range of amenities including shops, banks, public houses, hotels, primary and secondary schools. Hawick is an important Borders centre and hosts a number of spectacular events throughout the year including the annual Common Riding. In addition to traditional country sports the area also offers excellent opportunities for hill walking, mountain biking, horse riding, golf and more.

DESCRIPTION
Borthwick Mains is an excellent livestock and mixed farm located in an accessible location on the banks of the Borthwick Water. The property has a balanced combination of good silage and grazing ground. The farm is centred on an attractive traditional farmhouse with a range of modern farm buildings.

The farm extends in total to approximately 110.92 Ha (274.08 Acres) and is presently down to pasture with some 200 acres being deemed ploughable and having been cropped for grain historically. The farm has previously run around 630 Mule Ewes and 60 sucklers with followers, but in more recent years has been run as a beef finishing unit.

LOT 1 - ABOUT 2.11 HA (5.21 ACRES)

FARMHOUSE
There is an attractive farmhouse situated centrally within the holding in an elevated south facing position to the north of the farm steading. Of traditional stone construction under a slate roof, the accommodation is provided over two floors comprising:

GROUND FLOOR
Kitchen (5.29m x 5.52m) with fitted floor and wall units, oil fired Rayburn cooker supplying hot water, oil fired boiler, electric oven and hob and plumbing for washing machine. Going out of Kitchen there is a back Porch with a UPVC back door and a walk-through Pantry.
Dining Room (4.39m x 2.31m) with door to Sitting Room.
Hall (2.10m x 2.51m) with a glazed front door and an understair storage cupboard.
Sitting Room (4.79m x 4.21m) with wooden over-mantle and fire surround with multi-fuel stove and marble hearth. Connecting door to Dining Room.

First Floor Mezzanine level with:
Bathroom (2.02m x 1.99m) with walk-in shower with Triton J3 electric shower, wash-hand basin with drawers and cupboards below, heated towel rail and WC.

FIRST FLOOR
Bedroom 1 (4.31m x 2.60m) with hatch to roof space.
Bedroom 2 (4.49m x 4.28m).
Box room (2.09m x 1.67m) with skylight.
Bedroom 3 (5.46m max x 3.0m).
Bedroom 4 (5.49m x 2.11m).

FARM BUILDINGS
The farm steading range is located to the south of farmhouse with the buildings situated in a group. The buildings have been extended in recent years and now provide accommodation for up to 200 head of cattle. The buildings are accessed via a private farm road which leads past the farmhouse, they comprise:
Traditional Stone Workshop (6.44m x 5.20m) with slate roof.
Lean-to Store Shed (9.71m x 5.15m).
Cart Shed (4.88m x 3.05m) stone built with a slate roof.

Cattle Shed (23.71m x 19.13m) of steel portal frame construction under fibre cement roof, and built over part of a traditional steading with concrete feed passages and four slatted pens. Capacity for up to 80 cows.

Cattle Court (30.77m x 8.81m) of steel portal frame construction with concrete panel walls, fibre cement roof and diagonal feed barriers along a feed face. At the end bay is a Feed Store with concrete block walls to 2.5m high.

Store Shed (27.81m x 18.45m) of steel portal frame construction with steel framed Lean-to, currently used for storage and livestock housing.

Silage Pit earth bank with concrete floor and effluent tank.

LOT 1 FARMLAND
The land within lot 1 extends in total to approximately 2.11 Ha (5.21 Acres) and is presently down to grass and surrounds the farmhouse and steading to the south and west. The land is currently split into 3 enclosures and easily accessible from the public road or from the farm steading.
LOT 2 ABOUT 108.81 HA (268.87 ACRES) OF FARMLAND

The land lies between 137m and 198m above sea level. The majority of the land has been classified by the James Hutton Institute for Land Use and Soil Research as mainly Grade 4 (2). The arable and silage fields are all of a good workable size and layout adjacent to the farm steading and the public road.

The land comprises approximately 200 acres of ploughable silage ground with the remainder down to pasture. There is a small area of woodland to the east of the farm adjacent to the property known as Woodside, with several further pockets of amenity woodland located along the river bank providing additional shelter for livestock. The land forms two blocks to the north and south of the public road and is accessed via field gates which lead onto the public road. The majority of the arable and silage ground has previously grown cereals, and all of the fields are well fenced with access to either a natural or mains water supply.

COUNCIL TAX

Borthwick Mains falls into Band F.

SERVICES

Electricity: Single Phase
Water: Natural supply. Mains water also available.
Drainage: Private Septic Tank
Heating: Oil Central Heating

SOLICITORS

Stevenson & Johnstone Solicitors
38 High Street
Langholm
Dumfries & Galloway DG13 0JH
Tel: 01387 380428
Email: office@sandjlangholm.co.uk

DIRECTIONS

From Hawick take the A7 for Carlisle. After approximately one mile turn right on to the A711 (signposted for Roberton). Follow this road for approximately 3 miles, and Borthwick Mains lies on the left-hand side of the road.

POSTCODE

TD9 7LU

ENTRY

Entry to Borthwick Mains will be by mutual agreement.

LESS FAVOURED AREA SUPPORT SCHEME

The land at Borthwick Mains is eligible for Less Favoured Area Support and any payments by SGRPID relating to the current farming year will be retained by the Seller.

BASIC PAYMENT SCHEME (BPS) 2015

If required, the Seller will enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements or, if applicable, ensure a 2015 Single Application Form is submitted to enable Basic Payment Scheme Entitlements to be established.

Further details are available from the Selling Agents. Any payments relating to the 2015 scheme year will, if appropriate, 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 (BPS) 2015 for the rest of the scheme year.

IACS

All of the farmland is registered for IACS purposes. The farm code is 92/772/0007.

LOCAL AUTHORITY

Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose TD6 0SA
Tel: 0300 100 1800
Email: enquiries@scotborders.gov.uk

AFRC – RPID

AFRC - RPID
Cotgreen Road
Tweedbank
Galashiels
TD1 3SG
Tel: 01896 892400
Fax: 01896 892424
Email: SGRPID.Galashiels@scotland.gsi.gov.uk

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included with the sale.

ENERGY PERFORMANCE CERTIFICATE

The Energy Rating for Borthwick Mains is E44. Further details are available from Selling Agent.

TIMBER

All fallen and standing timber is included in the sale insofar as they are owned.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.
INGOING VALUATION
The purchaser(s) of Borthwick Mains 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 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 valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the Seller such a sum as 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.

VIEWING
Viewings are strictly by prior appointment and only through 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.

MORTGAGE FINANCE
CKD 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, restructing 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 Robert Taylor on 0800 389 9448. Email: robert.taylor@ckdgalbraith.co.uk

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 CKD 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 Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith LLP, Suite C1, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: stirling@ckdgalbraith.co.uk

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.


For further details please visit ckdgalbraith.co.uk and onthemarket.com.
UPSTOE
SHED
13' x 12'
(3.96m x 3.66m)

KITCHEN
18'3 x 16'11
(5.56m x 5.16m)

DINING ROOM
14'5 x 7'5
(4.39m x 2.26m)

SITTING ROOM
15'7 x 13'8
(4.75m x 4.17m)

STORE
7' x 6'
(2.13m x 1.83m)

COAL STORE
7' x 7'
(2.13m x 2.13m)

IN

BEDROOM
17'10 x 9'9
(5.44m x 2.97m)

BEDROOM
13'11 x 8'10
(4.24m x 2.59m)

BEDROOM
12'11 x 8'
(3.78m x 2.44m)

BEDROOM
15' x 9'9
(4.57m x 2.97m)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 840 SQ FT / 78 SQ M

OFFICES ACROSS SCOTLAND

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1109 SQ FT / 103 SQ M

BORTHWICK MAINS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1949 SQ FT / 181 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

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FLOOR AREA 1109 SQ FT / 103 SQ M

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