



STABLES AND LAND AT CASTLELAW HILL, BOGSBANK ROAD, WEST LINTON

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A VILLAGE EDGE STABLES FACILITY, IN A HIGHLY SOUGHT-AFTER LOCATION, WITH SURROUNDING GRAZING, IDEALLY SUITED FOR PRIVATE EQUESTRIAN USE

TOTAL AREA OF APPROXIMATELY 1.72 ACRES (0.697 HA)

LOCATION

The property is located just south of West Linton village, within a predominantly rural area, with a number of houses close by to the north, but with open fields dominating the surroundings to the south, east and west. It is accessed off the "C" classified "Boggsbank Road", which runs south from the village and joins the A701 at Romanno Bridge, approximately three miles to the south.

West Linton is a popular conservation village which lies approximately eighteen miles from central Edinburgh and with a small number of shops, hotel/bar and restaurant, golf course, church and primary school. The village benefits from excellent access to Edinburgh and as such is popular with commuters, however, it retains a real village community within a pleasant rural area. Larger town services are available in Penicuik, approximately eight miles to the north-east, with secondary schooling provided in Peebles, approximately fourteen miles to the south-east.

DESCRIPTION

The property is a compact stables facility, ideally suited for private equestrian use.

It is centred around a modern stables building, constructed of part block walls, part metal frame and part timber frame, with box-profile outer cladding, all under a box-profile roof. Adjoining to the west is a covered washdown area, with concrete floor and timber frame, mono-pitched corrugated iron roof. To the east of the main stables building is an enclosed concrete yard area, providing direct access to the stables, with concrete walkway to the sides and rear of the main stables.

The main stables building includes the following accommodation:

- Stables – three stables. Concrete floor. Door to:
- Bothy – timber floor. Log burning stove. Sink with small worktop area. Insulated walls. Door to:
- Tack room – concrete floor. Door to:
- Covered washdown area

To the south of the main stables, is a hard standing area suitable for trailer parking.

In addition, there is a smaller building, suitable for use as stabling or hay store. It is constructed of block walls under a timber frame, mono-pitched box-profile roof, with two pony stables. Concrete floor.

Surrounding the buildings and yard is supplementary grazing, with gate access to the main paddock, which adjoins to the south and retains the main access track to Boggsbank Road. To the north is a further area of sloping/embankment comprising rough grazings and whins. In total, the paddock grazings and embankment total approximately 1.64 acres (0.662 Ha).

DIRECTIONS

From West Linton village centre (old clock) take the Main Street (B7059) south. Once past St Andrews Church and "Olde Toll Tea House" on your right, turn right onto Boggsbank Road. Continue on Boggsbank Road out of the village for approximately a quarter of a mile. The access to the property is off Boggsbank Road, on the right, just before the West Linton Cemetery.

The postcode for satnav purposes is EH46 7EN. It is strongly recommended that you do not rely on a Satnav in this rural location and check on a route map prior to any viewing.

What3words: chestnuts.soaks.cares

NON-DOMESTIC RATES

The property is shown on the Scottish Assessors Association website as being an "equestrian centre" for Non-Domestic Rates purposes, with a Rateable Value of £1,100. The uniform business rate for the current year is £0.498 pence in the pound.

In the 2023/2024 financial year, the Small Business Bonus Scheme gives relief 100% for properties with a rateable value below £12,000.

SERVICES

The property benefits from a mains water supply to the paddock and main stables building. The main stables building is fully wired for generator supplied electricity.

ACCESS

The property is accessed directly off Boggsbank Road, by way of a field gate.

THIRD PARTY RIGHTS AND SERVITUDES

The stables and land 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 such respects.

ENVIRONMENTAL MATTERS

There are no Environmental Designations or Scheduled Ancient Monuments.

LAND USE CLASSIFICATION

The land is classified by the James Hutton Institute for agricultural land use purposes as Grade 4:1 and for forestry land use purposes as Class F4.

INTEGRATED ADMINISTRATION AND CONTROL SYSTEM (IACS) & BASIC PAYMENT SCHEME (BPS) ENTITLEMENTS

All of the land is registered for IACS purposes and the property retains a registered SGRPID "holding number" (643/0077)

There is no BPS entitlement available to the purchaser.

The land is currently not subject to any Agri-Environment Climate Scheme (AECS).

MINERAL RIGHTS

Mineral rights are included in the sale, so far as the seller has title to them.

ENTRY

By mutual agreement.

VIEWINGS AND FURTHER INFORMATION

For further information, or to arrange an appointment to view, please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment.

Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".

SELLER'S SOLICITORS

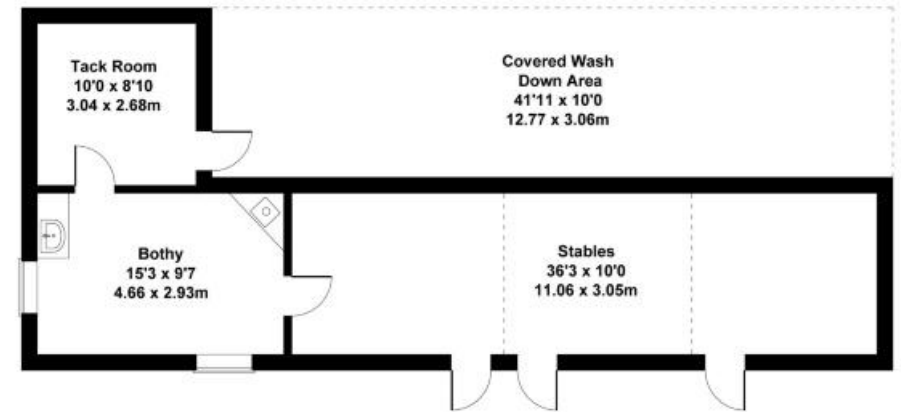
Blackwood & Smith LLP
39 High St, Peebles EH45 8AN
Tel: 01721 720131

LOCAL AUTHORITY

Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA
Tel: 01835 824000
W: www.scotborders.gov.uk

PLANNING PERMISSION

The property benefits from planning permission for Change of use to riding school and erection of stables and pony boxes (Ref: 03/00065/COU).



Not to Scale. For Illustrative Purposes Only.





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82 High Street, Peebles, EH45 8SW

TEL: 01721 721669

Email: enquiries@walkerscottireland.com

WWW.WALKERSCOTTIRELAND.COM

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Company Number SC500115

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01721 721669

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