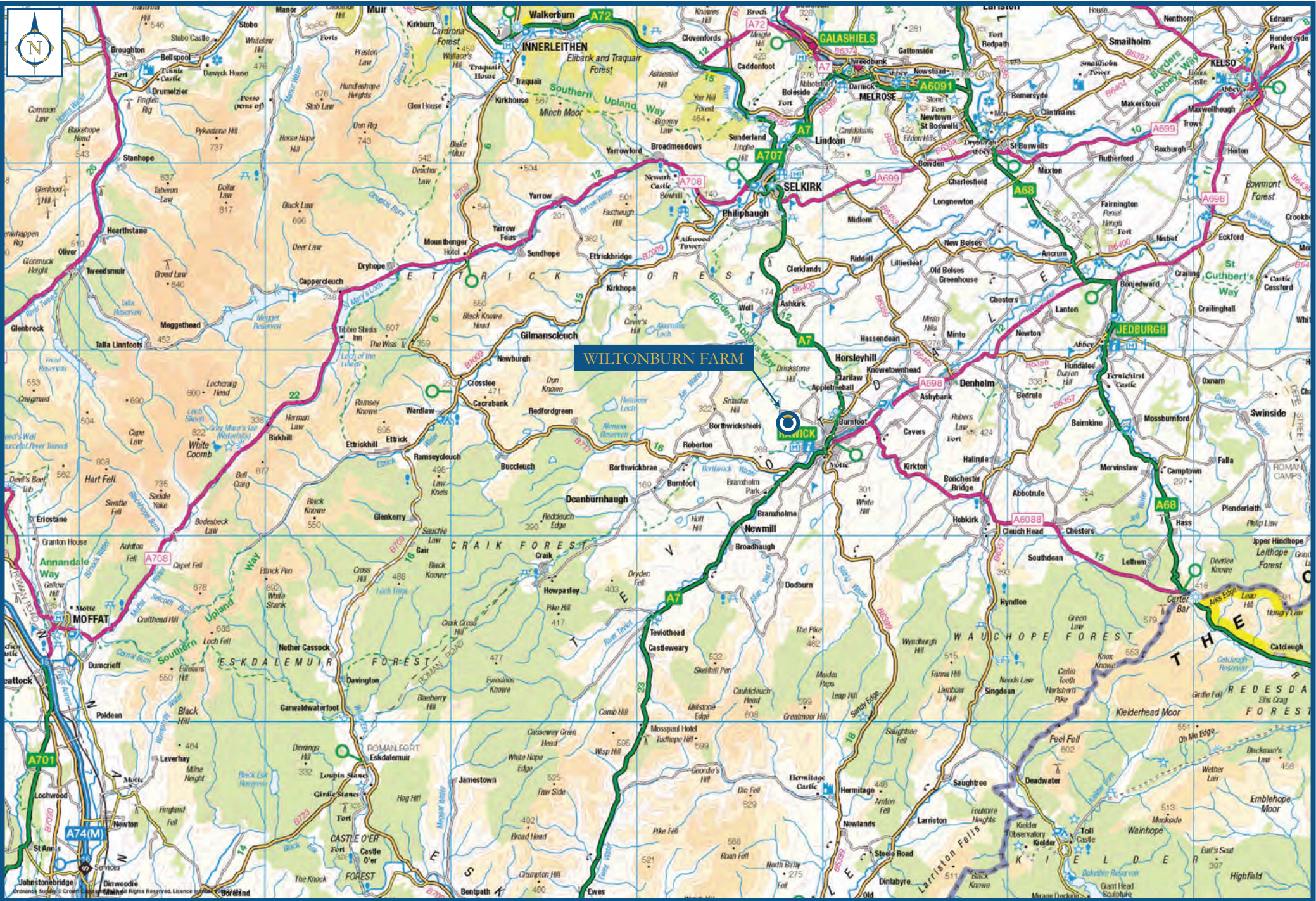


Land at Wiltonburn

Hawick | Scottish Borders







Land at Wiltonburn

152.94 Hectares / 377.91 Acres

Lot 1 – Grade 4.2 arable farmland, currently used to grow cereal crops.

33.66 Hectares / 83.17 Acres – Offers Over £550,000

Lot 2 – Grade 4.2 farmland, currently used to grow cereal crops.

21.72 Hectares / 53.67 Acres – Offers Over £350,000

Lot 3 – Substantial area of grass hill land with afforestation or livestock farming potential.

74.87 Hectares / 185.00 Acres – Offers Over £700,000

Lot 4 – Horse or livestock grazing land with a productive arable field and direct access from public road.

22.69 Hectares / 56.07 Acres – Offers Over £285,000

Location

Wiltonburn is well situated, approximately 3 miles west of Hawick in the Scottish Borders. The farm benefits from a peaceful and attractive location, with impressive views over the surrounding countryside. Hawick is the largest town in the region and has a rich history/cultural heritage, providing plenty of local amenities.

The property is shown on the location and sale plans within these particulars and can be found using the postcode TD9 7LL and the What3Word's code is poets.grumbles.bumps.



Access

A council adopted tarmac road provides access to point A1 on the sale plan, shown at the rear of these particulars. The vendor owns a 4x4 track which extends to A3, the section from A1-A2 will be retained by the vendor with full servitude rights granted to an incoming purchaser. Lot 4 is accessed directly from the public road at A4.

Should Lots be sold separately, provision of access rights will be created as required.



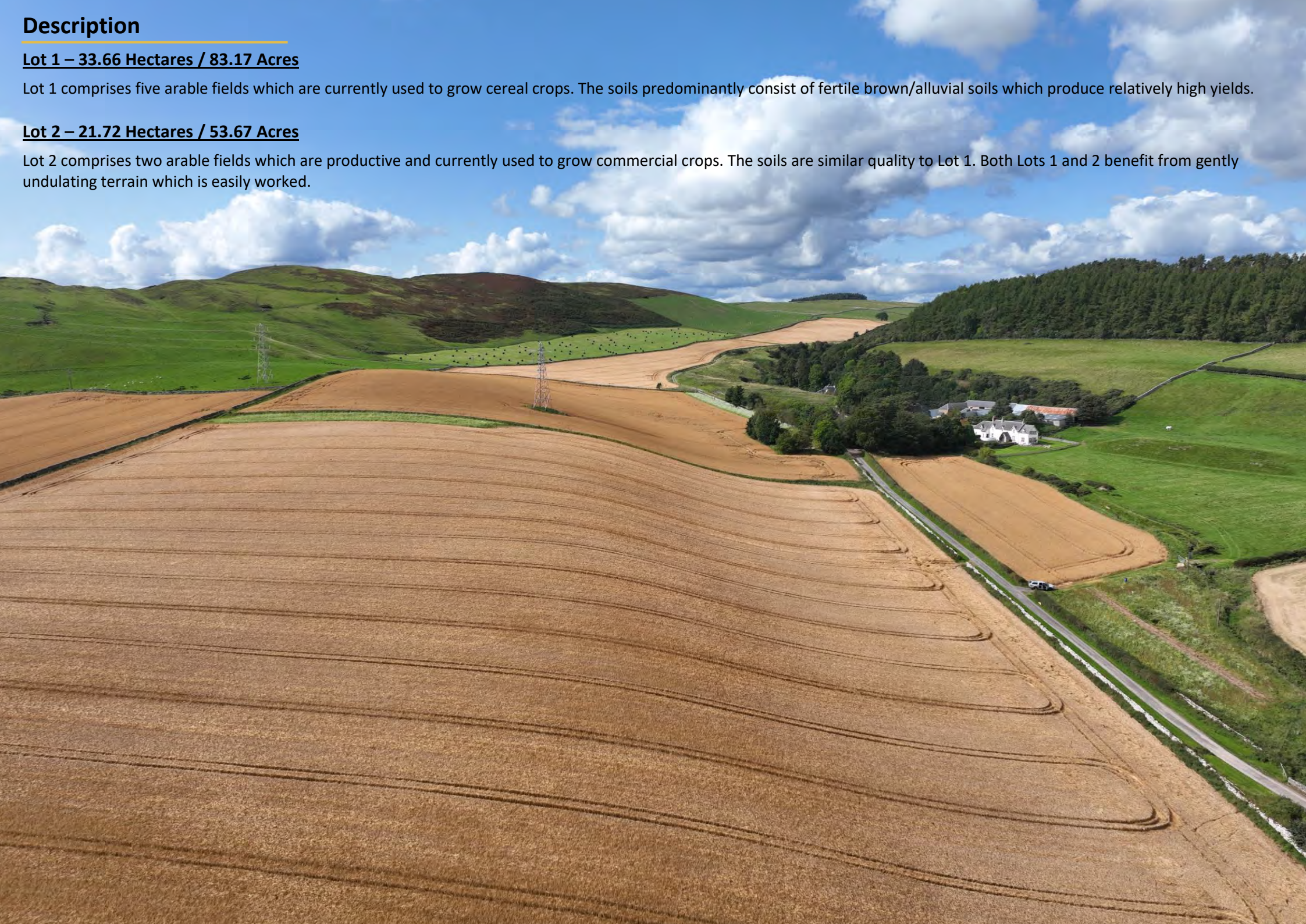
Description

Lot 1 – 33.66 Hectares / 83.17 Acres

Lot 1 comprises five arable fields which are currently used to grow cereal crops. The soils predominantly consist of fertile brown/alluvial soils which produce relatively high yields.

Lot 2 – 21.72 Hectares / 53.67 Acres

Lot 2 comprises two arable fields which are productive and currently used to grow commercial crops. The soils are similar quality to Lot 1. Both Lots 1 and 2 benefit from gently undulating terrain which is easily worked.



Description Cont.

Lot 3 – 74.87 Hectares / 185.00 Acres

Lot 3 consists of an area of open grass-land which is currently used to graze livestock. The land is classified as 4.2 & 5.1 for agriculture by the James Hutton Institute. There is excellent potential for afforestation, breeding bird surveys have been carried out and are available from Goldcrest Land & Forestry Group upon request. Included in this lot are two commercial woodlands which total approximately 10.76 hectares. In 2013, some 5.06 hectares were harvested and restocked, the felling licences are available from the Selling Agent.

Lot 4 – 22.69 Hectares / 56.07 Acres

Lot 4 comprises 19.43 hectares of grassland which is ideal for horse/livestock grazing. Also included in this lot is a field of 3.24 hectares which is currently used to grow cereal crops but could be used as grazing or to produce hay/silage.





Lot 1

Lot 2

Retained land

Lot 3

Lot 4

Boundaries

The boundaries are to be maintained at joint mutual expense with adjoining proprietors or otherwise in terms of the Titles.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. The drove road is used by the Cross Borders public path. An overhead powerline also crosses Lot 1 and part of Lot 4. Scottish Power lines along the routes shown yellow and brown on the title plan.

There is a burden in the Title which prevents wind or other renewable energy development on the farm for a period of 20 years from 31 January 2006.

Mineral Rights

Mineral rights are included except as reserved by Statute or in terms of the Titles.

Restrictive Covenant

There will be a restrictive covenant against development over Lot 1.



Forest Grants & BPS Entitlements

BPS entitlements are included with the land. For further information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewings are by **appointment only**. Please get in touch with the selling agent to arrange these.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

Sole Selling Agent

Goldcrest Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 3786 122

Ref: Jock Galbraith MRICS & Jon Lambert MRICS

Authorities

Scottish Forestry

South Scotland Conservancy

55/57 Moffat Road

Dumfries, DG1 1NP

Tel: 0300 067 6500

Scottish Borders Council

Council HQ

Newtown St Boswells

Melrose TD6 0SA

Tel: 0303 100 1800

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact the Selling Agents.

Area Measurements

Measurements stated in this brochure are taken from the vendor's IACS schedules. The property will be sold as per the Title.

Seller's Solicitors

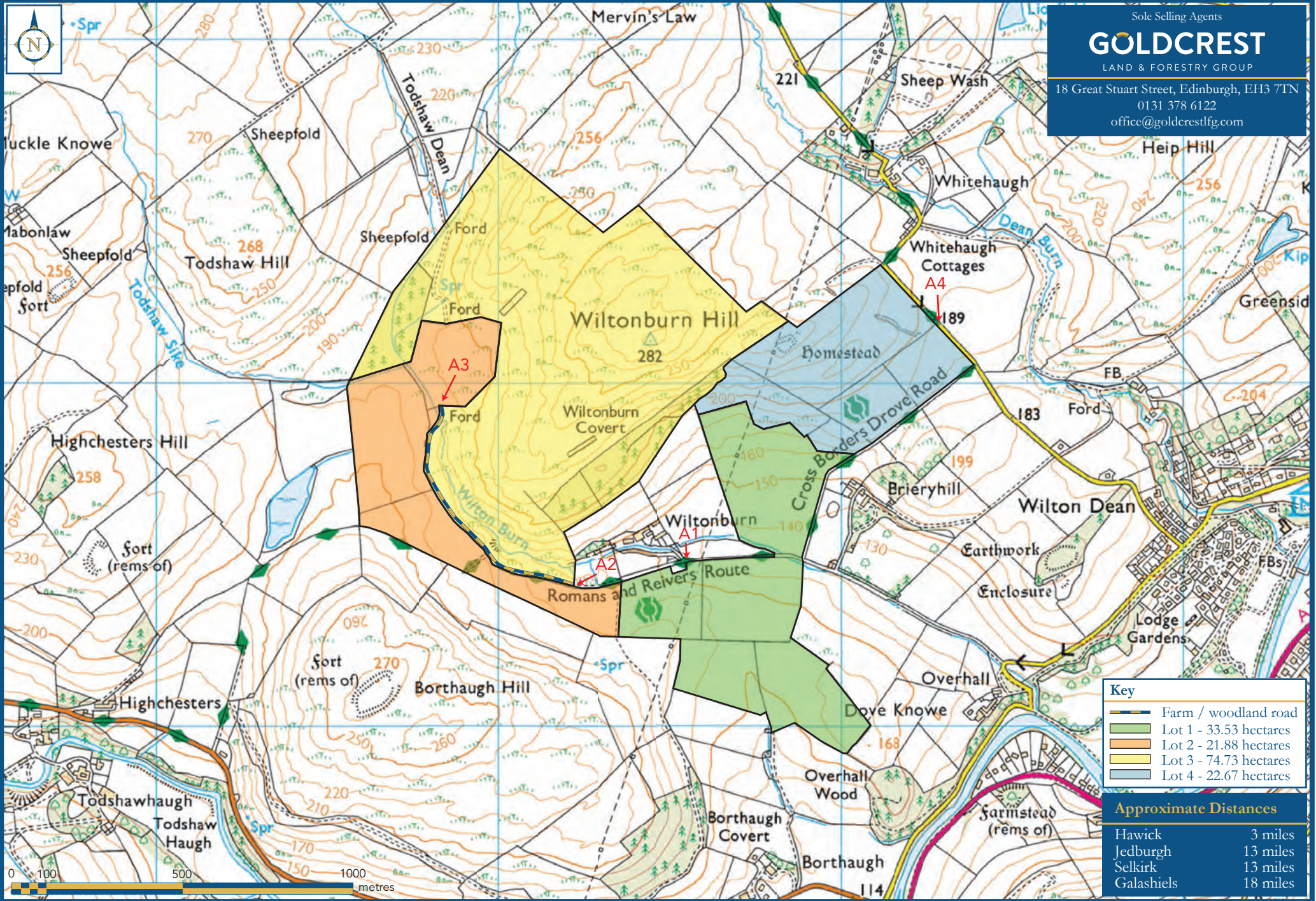
Turcan Connell

Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE

Tel: 0131 228 8111

Ref: Grierson Dunlop & Heather Burnett

WILTONBURN FARM, HAWICK, SCOTTISH BORDERS



Sole Selling Agents

GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN
 0131 378 6122
 office@golderestfig.com

Key

- Farm / woodland road
- Lot 1 - 33.53 hectares
- Lot 2 - 21.88 hectares
- Lot 3 - 74.73 hectares
- Lot 4 - 22.67 hectares

Approximate Distances

Hawick	3 miles
Jedburgh	13 miles
Selkirk	13 miles
Galashiels	18 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383



GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street, EH3 7TN

0131 3786 122

office@goldcrestlfg.com

IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in September 2023) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

www.goldcrestlfg.com