



SHANKEND, ETTRICK VALLEY, SELKIRK, TD7 5HU

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



A HIGH AMENITY MIXED RURAL PROPERTY WITH DETACHED HOUSE NEEDING REFURBISHMENT/REPLACEMENT, LARGE GARDEN, OUTBUILDINGS AND LAND OFFERING THE OPPORTUNITY TO DEVELOP INTO AN ATTRACTIVE SMALLHOLDING

SELKIRK - 17 MILES; LOCKERBIE - 28 MILES; HAWICK - 18 MILES; EDINBURGH - 49 MILES

APPROXIMATELY 6.9 ACRES (2.79 HA)

LOCATION

Shankend lies within the Ettrick Water Valley, approximately 17 miles south-west of the town of Selkirk and 28 miles north of the town of Lockerbie, with the town of Hawick lying approximately 18 miles to the east.

The property lies within a predominantly rural area, however, with the small settlement of Hopehouse lying adjacent to and to the north-east, including the nearby Honey Cottage Caravan Park with café. The Tushielaw Inn lies approximately 2 miles north of the property.

The property lies adjacent to the B709 public road on the north side of the valley with views predominantly to the south and south-west over the valley to the community owned Ettrick Marshes, adjoining and directly south of the Ettrick Water from the property.

A full range of large town services are available in Hawick, with smaller town services available in Selkirk and other larger town services available within Galashiels, approximately 23 miles to the north-east. Motorway connections are available at Junction 17 on the A74(M) at Lockerbie with Lockerbie also retaining a station on the main West Coast Railway Line. Rail connections are also available from Tweedbank or Galashiels, approximately 23 miles to the north-east, providing a regular service to Edinburgh, which lies approximately 49 miles to the north.

DIRECTIONS

From the town of Selkirk, take the B7009 south off the A707, signposted to "Ettrickbridge 7". Continue through Ettrickbridge and keep on the B7009 for a further 8 miles, passing the Tushielaw Inn. Beyond the Tushielaw Inn, continue straight on onto the

B709 signposted to "Langholm B709" and continue for a further two miles past the Honey Cottage Caravan Park. Shankend is located on the left, with the driveway dropping down to a parking area in front of the garage/bothy.

The postcode for satnav purposes is TD7 5HU. 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: ///fists.thrusters.thrillers

DESCRIPTION

Shankend is a mixed rural property, comprising a detached dwelling, modified and extended around a traditional cottage, and set in an elevated position with views south over the Ettrick Water valley. The house has been unoccupied for a prolonged period of time and as such now requires full refurbishment or demolition and re-build. Surrounding is a substantial garden, with terraced flowerbeds to the front and lawns to the sides, all sheltered and screened by mature trees.

In addition, the property includes two traditional detached outbuildings. The larger garage/bothy building would potentially convert to a separate cottage/annex accommodation, subject to all necessary permissions.

The land comprises a wildflower meadow and a wild wetland area associated with the adjoining Ettrick Water, with a small amenity pond and amenity and river margin woods. The title to the property includes brown trout (riparian) fishing rights.

ACCOMMODATION

Ground floor – Vestibule, main hall, sitting room,





dining room, inner hall, side door hall, shower room, kitchen, side door porch (derelict), two bedrooms and bathroom
First floor - Landing, two potential bedrooms and bathroom

SERVICES

The property benefits from a mains electricity supply.

There are rights to a private water supply taken off the hill land on Wardlaw Farm to the north-east, but please note that there is currently no connection to this supply. A private means of water, drainage and heating will require to be installed by a purchaser, but the property will be sold with rights to access such services, so far as the seller's title allows. Interested parties should make their own enquiries with the relevant utility providers or utility contractors with regards to availability and costings for servicing the property.

COUNCIL TAX

The property is assessed for Council Tax as Band F.

OUTBUILDINGS

Garage/bothy - Approximately 9.1m x 6.2m (measured externally). This is a detached single-storey, traditional building of solid stone walls and a pitched slate roof. Two single garage doors. Concrete floor. This building could be converted to annexe or holiday accommodation, subject to all necessary permissions.

Workshop - Approximately 7.1m x 5m (measured externally). A detached single-storey building of solid stone walls under a slate roof. Concrete floor. Electricity connection.

ACCESS

The property is accessed directly off the public road.

THIRD PARTY RIGHTS AND SERVITUDES

The property is 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.

LAND USE CLASSIFICATION

The land is identified by the James Hutton Institute for agricultural use, as mixed Grade 5:2 and Grade 6:1 and mixed Classes F4, F5 and F6 for

forestry use.

ENVIRONMENTAL MATTERS

The Ettrick Water is designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), as part of the River Tweed catchment.

MINERAL AND SPORTING RIGHTS

Insofar as these rights form part of the seller's title, they are included within the sale.

ENTRY

By mutual agreement.

HOME REPORT

A copy of the Home Report is available to interested parties from the selling agents.

VIEWINGS AND FURTHER INFORMATION

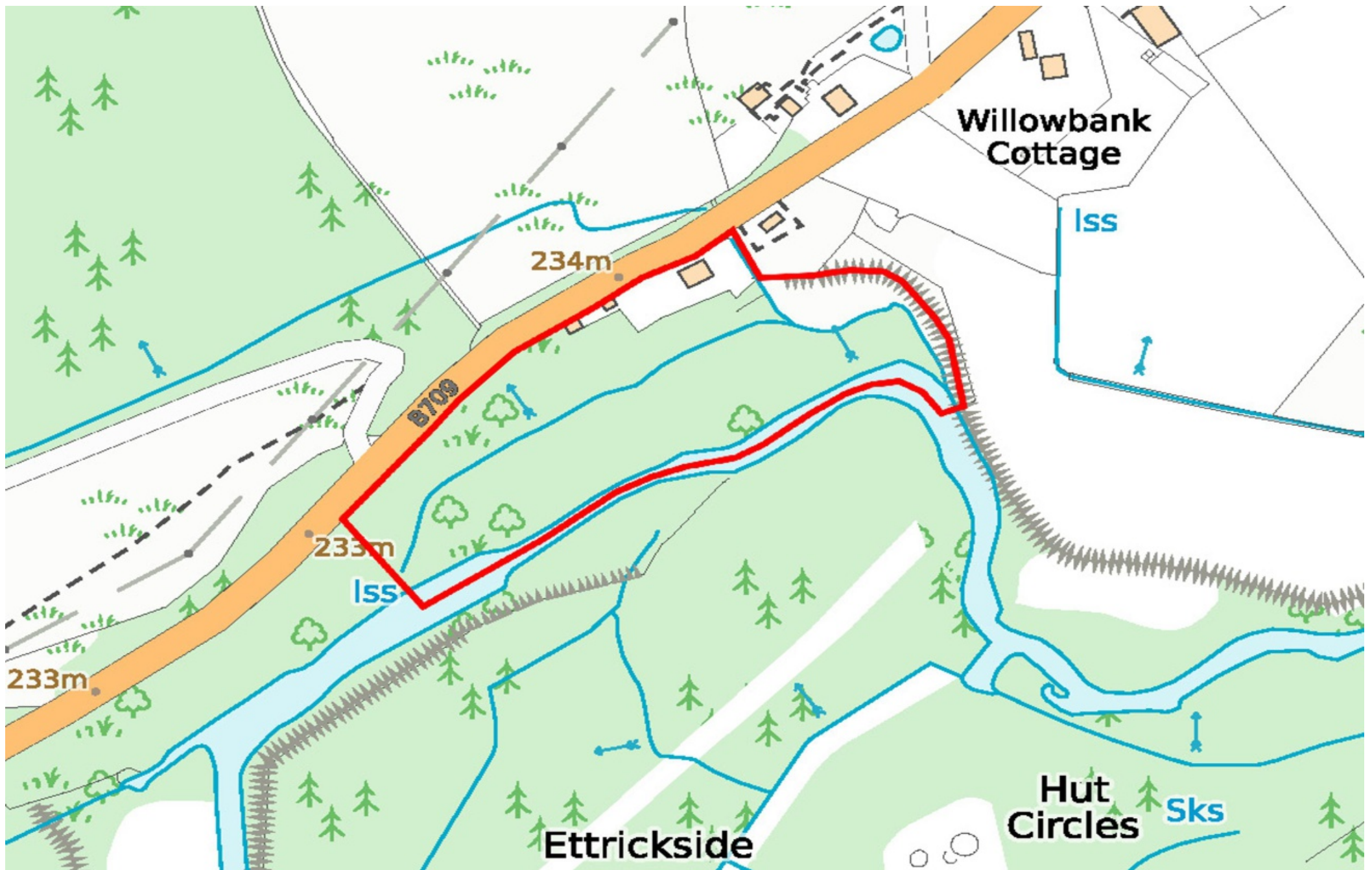
To arrange an appointment to view internally, please contact Walker Scott Ireland Ltd. Internal viewing is strictly by accompanied appointment. External viewing is possible at any time during daylight hours. Please contact the Selling Agents in advance of your visit to notify us of your viewing. For your own personal safety, please be aware of potential hazards when viewing. The lower lying land along the river is wet and boggy and should not be walked over. Viewing is carried out entirely at the viewer's own risk.

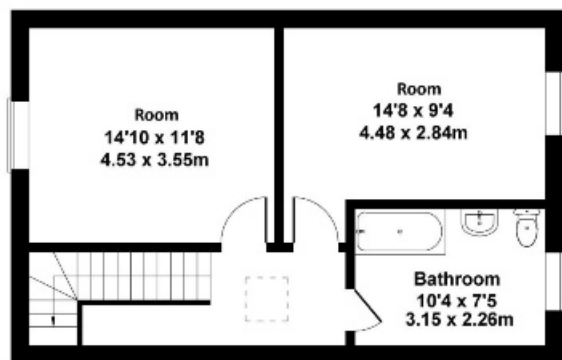
For further information please contact Walker Scott Ireland Ltd. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

ANTI-MONEY LAUNDERING REGULATIONS

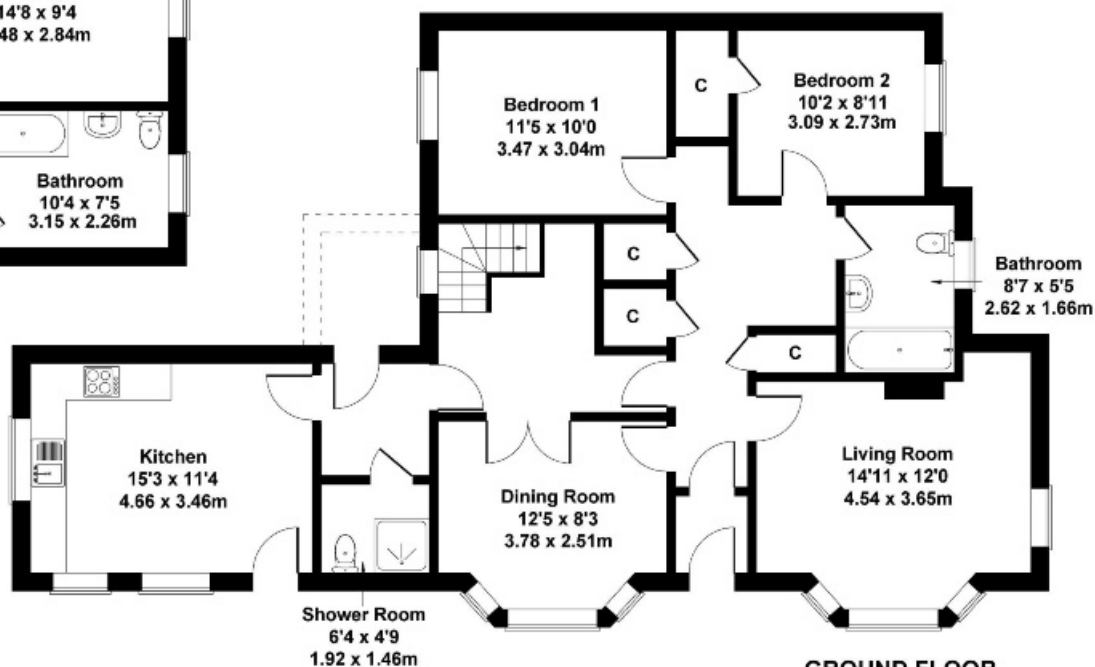
To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original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







FIRST FLOOR



GROUND FLOOR



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